



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 21, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CONTINUATION OF A PUBLIC HEARING ON THE HACIENDA HEIGHTS
COMMUNITY PLAN AND ZONE CHANGE AMENDMENT TO COUNTY CODE
(TITLE 22 – PLANNING AND ZONING)
(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)**

SUBJECT

The recommended Hacienda Heights Community Plan (the Plan) is a comprehensive update to the Hacienda Heights Community General Plan adopted in 1978. The associated Zone Change Ordinance will bring zoning in Hacienda Heights into consistency with the land use categories designated in the Plan.

The Community Plan and Zone Change Ordinance were considered by your Board at a public hearing on February 22, 2010. Your Board continued the hearing and directed staff to make changes to the Land Use designations for the Hacienda-La Puente School District-owned properties and to report back on comments raised at the public hearing.

Your Board also instructed Regional Planning, in consultation with County Counsel, to revise the Mitigated Negative Declaration (MND) as necessary to address the changes to the School District-owned properties and resubmit the MND for review, consideration and possible adoption. Finally, your Board instructed County Counsel to prepare a resolution and any other necessary documents which support Regional Planning's proposal to approve the recommendation of the Regional Planning Commission to adopt the Plan.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Close the public hearing on this matter; and

2. Consider the attached MND together with any comments received during the public review process; certify that it has reviewed and considered the environmental information contained in the MND; certify that the MND has been completed in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the proposed Community Plan and associated zone changes; and determine, based on the whole record before the Board, that there is substantial evidence that shows the proposed zone changes and community plan update will not have a significant effect on the environment with mitigation measures; and
3. Approve the recommendation of the Regional Planning Commission to adopt the attached Hacienda Heights Community Plan, and determine that the Plan is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and
4. Approve the related proposed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to effectuate the proposed zone changes contained in the attached ordinance and map.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Plan (Attachment 1) was developed by the Department of Regional Planning in partnership with the residents of Hacienda Heights and is an outgrowth of a visioning process initiated in Hacienda Heights by Fourth District Supervisor Don Knabe . The Plan includes an overall community vision, goals, policies, and implementation actions related to land use, appearance, mobility, housing, open space and recreation, conservation, public health and safety, and public services and facilities. Once adopted, the Plan will replace the 1978 Hacienda Heights Community General Plan in its entirety.

Zone changes are proposed concurrent with Plan adoption to bring all zoning into consistency with the updated land use categories designated in the Plan, as required by Section 65860 of the California Government Code. The Zone Change Ordinance and Map (Attachment 2) help implement the land use plan.

As directed by your Board at the February 22, 2011 hearing, staff made changes to the proposed Land Use Map (Map 4 in Attachment 1) and Zoning Map (in Attachment 2) to respond to the concerns of the Hacienda-La Puente Unified School District regarding the potential for future development of School District properties. Based on this direction, School District sites that were previously proposed to be designated with the Public-Community Serving (P-CS) land use designation and associated Institutional Zone (IT) have instead been designated with the closest and most appropriate residential land use designation; adopted zoning has been retained where it is consistent with the residential land use designation. Six sites with adopted agricultural

zoning designations are proposed to change to residential zoning to achieve consistency with the residential land use designation. These changes were agreed to by the School District.

As directed by your Board, the revised Land Use and Zoning Maps maintain the proposed P-CS land use and associated IT Zone for School District-owned properties that are planned for community-serving uses. Specifically, the Los Angeles County Community Development Commission plans to develop the Orange Grove Middle School site (APN 8211013900 and 8211013901) and Hillgrove Learning Center (APN 8217032900) site as a park and community center, respectively.

Your Board also directed Staff to report back on legal noticing and grandfathering. Below is staff's response to these issues, as well as other main issues raised during public comment at the February 22, 2011 public hearing:

- **Legal Noticing:** A Notice of Public Hearing (Attachment 3) was mailed to every property owner and occupant of Hacienda Heights (approximately 18,200 in total) prior to the Board of Supervisors Public Hearing, utilizing the latest Los Angeles County Assessor data available. Staff confirmed that of the nine testifiers at the public hearing, six were included on the mailing list provided to your Board (Attachment 4); one is neither a registered property owner nor resident of Hacienda Heights and had not previously requested notice; and, the remaining two did not appear as registered property owners anywhere within Los Angeles County, according to Los Angeles County Assessor data. These testifiers may be representatives of Hacienda Heights property owners, but addresses were not provided at your hearing and therefore could not be verified.

All property owners and occupants were also notified by mail when the program launched in 2007, when draft components were released in 2008, and when the Regional Planning Commission convened two public hearings in 2010. The Regional Planning Commission public hearings were also noticed with a legal ad in the *San Gabriel Valley Tribune*.

Legal notice requirements have been met pursuant to the provisions of the Los Angeles County Zoning Code and California Government Code Section 65091.

- **Grandfathering:** "Grandfathering" would make exceptions for some property owners to continue to be subject to the existing land use and zoning while all other property owners and projects going forward would be subject to the requirements of the updated Community Plan and associated zone changes. At the February 22, 2011 public hearing, several individuals testified that hillside property owners who purchased their property prior to the adoption of the Community Plan should not be subject to the proposed RL10 (Rural Lands 10, 1

dwelling unit/10 acres) land use designation. No zone changes are proposed for properties in the Turnbull Canyon Road area.

The RL10 land use designation would prohibit further subdivision of parcels smaller than 10 acres in size. This decrease in maximum allowable density was proposed for the community's most environmentally sensitive areas based on a comprehensive, community-wide land use analysis that considered: existing conditions; environmental constraints and hazards; population projections and housing needs; access to services and facilities; neighboring and regional jurisdictions' plans; and, community input. This designation was included in the land use policy map that was considered by and recommended to your Board by the Regional Planning Commission.

The reasons for the proposed RL10 designation are to: preserve the hillside areas, a highly valued community asset; protect public safety by restricting development in an area with fire, slope, and landslide hazards and limited access to services and infrastructure; and, maintain property rights by allowing low-density, single-family residential development to continue.

All legally-created parcels are still permitted to develop at least one single-family residence regardless of parcel size. Completed subdivision applications that have been deemed complete by the Department of Regional Planning prior to the adoption of the updated Plan will be evaluated under the 1978 Community General Plan. Applications submitted after the updated Plan is adopted will be subject to the updated Plan.

Allowing properties in this area to be developed under the 1978 land use plan would result in additional development potential in the least suitable area of the community and would be inconsistent with the goals of the Community Plan as recommended for adoption by the Regional Planning Commission. Specifically, the following goals address hillside development: protect hillsides and ridgelines (Land Use Goal 4), new development with minimal risk from natural hazards (Land Use Goal 5), growth is in line with infrastructure capacity (Public Services and Facilities Goal 6), and a community protected from hazards (Public Health and Safety Goal 4).

During public comment, seven testifiers opposed the proposed RL10 land use designation. Of those, three referenced the same property on Turnbull Canyon Road, which staff reviewed and analyzed. The parcel they seek to subdivide is unsuitable for extensive development because it is in a hillside management area, very high fire hazard severity zone and landslide zone. Other opponents to the RL10 designation did not provide addresses, so additional sites could not be individually analyzed.

Regional Planning recommends maintaining the RL10 land use designation for the Turnbull Canyon Road hillside areas, as recommended to your Board by the Regional Planning Commission and against including a grandfathering clause to exempt certain property owners from the density requirement of the RL10 designation.

- **Takings:** Several testifiers at the February 22, 2011 public hearing raised concern that changing the land use designation in the hillside areas to RL10 would constitute a taking. A regulation may be considered a taking if it deprives the property owner of all economically viable use of a property without just compensation. The RL10 land use designation allows single-family residential development, rural, equestrian, agricultural, and other related activities. These uses are economically viable. Regulations restricting land use for legitimate public ends are not considered a taking merely because they impair the value of property.

Adoption of the Hacienda Heights Community Plan and associated Zone Change Ordinance will ensure that future preservation and development in the community are in line with the community vision and supportive of the County's goals to protect the health, welfare and safety of all residents. The revisions to the attached Land Use and Zoning Maps respond to the requests of the Hacienda-La Puente School District, as directed by your Board.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The Community Plan and Zone Change Ordinance promote Goal One of the County's Strategic Plan pertaining to "Operational Effectiveness" by ensuring certainty for property owners and eliminating potential regulatory burdens associated with inconsistent land use and zoning. The Community Plan and Zone Change Ordinance promote Goal Three of the County's Strategic Plan pertaining to "Community and Municipal Services" by identifying the community's long-term vision and needs, and establishing a framework of goals, policies, implementation strategies, and land uses to meet those needs.

FISCAL IMPACT

Implementation of the Community Plan and Zone Change Ordinance will not result in any loss of revenue to the County, significant new costs to the Department of Regional Planning or other County departments, nor the need for additional departmental staffing.

FINANCING

The Community Plan and Zone Change Ordinance will not result in additional net County costs. Therefore, a request for funding is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

Your Board conducted a public hearing regarding the proposed Community Plan, Zone Change Ordinance, and MND on February 22, 2011. In advance of that hearing, a Notice of Public Hearing letter was mailed to all property owners and occupants within Hacienda Heights, as well as interested parties who asked to be notified. At the hearing, staff gave a brief presentation on the Community Plan Update process and product, environmental review, and associated Zone Change Ordinance. Public testimony was heard from nine individuals, both in opposition and support of the Plan. The hearing was continued to May 24, 2011.

Per Section 15072 of the California Environmental Quality Act (CEQA) guidelines, on April 20, 2011, a Notice of Intent to Adopt a Mitigated Negative Declaration (Attachment 5) was mailed to the last known name and address of all organizations and individuals who previously requested such notice in writing (Attachment 6), and published in the *San Gabriel Valley Tribune* on April 21, 2011 (Attachment 7).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County services.

MITIGATED NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

CEQA requires local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. The Initial Study and associated MND prepared for the project satisfy this requirement.

Specifically, the Initial Study attached to the project found that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed Plan and ordinance will have a significant effect on the environment with mitigation. Therefore, a MND was prepared in accordance with Section 15070 of the CEQA guidelines. Copies of the Draft Initial Study and MND were transmitted for public review to the County Clerk, County Library in Hacienda Heights, Fourth District Field Office in Walnut and Steinmetz Senior Center in Hacienda Heights. At the close of the review period, staff received notification from the Governor's Office of Planning and Research acknowledging compliance with State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA.

During the public review and comment period for the Board of Supervisors hearing, one letter regarding the hillsides included a request that additional traffic studies be conducted to address potential environmental impacts of zone changes. The Initial Study and MND prepared for the project address potential impacts to traffic consistent with State and County environmental review requirements, so additional studies are not required.

Following the direction from your Board, the MND was revised to reflect the land use changes to the School District-owned sites. The overall outcomes in the revised document (Attachment 8) are unchanged. The changes in the MND did not require recirculation of the MND pursuant to CEQA Guidelines Section 15073.5. In summary, adoption of the proposed ordinance will not have a significant effect on the environment with mitigation.

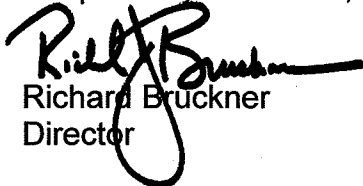
AGENCY AND PUBLIC COMMENTS

As described in the Copies of Written Comments (Attachment 9), one letter was submitted by the Hacienda Heights Improvement Association (HHIA) recommending that policy language regarding issues associated with private streets be added to the Plan. In response, Regional Planning added two new policies to the Mobility Element of the Plan regarding new private streets.

CONCLUSION

The Hacienda Heights Community Plan is a forward-looking planning tool that encapsulates the community's shared vision, articulates community-inspired goals and priorities, delineates policies that will guide the community as it develops, and provides direction on implementation strategies. The Plan was developed with extensive community and County participation and review; and, if adopted, will ensure that future development and service provisions continue to meet and evolve with community needs.

Respectfully submitted,



Richard Bruckner
Director

RB:JS:LKS:VS

Attachments:

1. Revised Recommended Hacienda Heights Community Plan for Board Adoption
2. Revised Recommended Zone Change Ordinance for Board Adoption
3. Legal Notice of Board Hearing (January 2011)

4. List of Persons Notified of Public Hearing (January 2011)
5. Legal Notice of Intent to Adopt a Mitigated Negative Declaration (April 2011)
6. List of Persons Notified of Intent to Adopt a Mitigated Negative Declaration (April 2011)
7. Legal Advertisement of Intent to Adopt a Mitigated Negative Declaration (April 2011)
8. Revised Recommended Environmental Document for Board Certification and Attachments
9. Copies of Written Comments

c: Executive Office, Board of Supervisors
 Chief Executive Office
 County Counsel



Hacienda Heights Community Plan Update

| Updated Revised Recommended Community Plan
for Board Adoption



Los Angeles County
Department of Regional Planning
Community Studies I Section
Approved by the Regional Planning Commission
September 22, 2010
[Revised by the Department of Regional Planning](#)
[April 14, 2011](#)



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Department of Regional Planning

Richard J. Bruckner
Jon Sanabria

Community Studies I Section

Susana Franco-Rogan
Lisbeth Sinclair
Veronica Siranosian, AICP

Geographic Information Systems

Nick Franchino, AICP
Dan Hoffman
Todd Zagurski

Contributing Staff

Maral Tashjian
Nick D'Amico

Former Staff

Bruce W. McClendon, FAICP
Russell J Fricano, AICP
Rose Hamilton, AICP

Hacienda Height Community Plan Update Committee Members

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Lillian Avery
Ruth Barnes
Stephen Budzak
George Cenicerros
Donna Chen
[May Mae Chou](#)
Barbara Clonts
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1. Introduction

The Hacienda Heights Community Plan is a reflection of the community's shared vision of the future. It identifies specific goals and policies to achieve that vision. Development of the Plan was driven by the dedicated people who live, learn, work, and play in Hacienda Heights. Their insights and observations helped to identify crucial issues and assets in the community, and their foresight and values culminated in a clear vision of Hacienda Heights in 2030 and beyond. The community's recommendations formed the basis of the Plan's goals and policies, and their commitment to positive change inspired the implementation actions. Continued community participation, coupled with strong leadership by the Los Angeles County Board of Supervisors and service providers, will ensure that the Plan continues to meet residents' needs today and achieves their vision of the future tomorrow.

The Community

Setting

Nestled in southern Los Angeles County's Puente Hills, Hacienda Heights is an 11.38 square mile area located approximately 20 miles east of downtown Los Angeles. Elevations range from 350 feet to 1150 feet. The community is bounded on the north by the City of Industry, on the south by the cities of Whittier and La Habra Heights, on the west by the unincorporated area of North Whittier, and on the east by the unincorporated community of Rowland Heights.

The formerly agricultural community is known today, as it has been since the 1960s, as a residential community. An attractive and mature community, Hacienda Heights was home to approximately 60,000 residents in 2000. The quiet residential community is both

ethnically and economically diverse, and residents value a peaceful way of life, scenic views, lovely parks and excellent schools.

For a map of Hacienda Heights and the immediate vicinity, please see Map 1: Community Boundary.

History

Hacienda Heights has a rich history that traces back through the Gabrielino Indians, Spanish missionaries, European merchants, Mexican ranchers, and California farmers. Known for most of the first half of the 20th Century as an agricultural community, Hacienda Heights earned its reputation by producing an abundance of citrus, walnuts and avocados. The fertile land yielded more than crops; it provided good jobs. Growers, packers, engineers, nursery owners, laborers and others were drawn by the employment opportunities and the beautiful vistas.



Aerial view of Hacienda Heights, 1965

Young families built and occupied a range of homes, all individually designed, from modest farm houses to elaborate structures nestled high in the hills. With farms connected by rail to commerce centers throughout the region, the area enjoyed a successful agricultural era. However, starting with the Great Depression and continuing into the early 1940s, these trends changed as citrus growing became

unprofitable due to pests and diseases. After World War II, the region experienced a building boom that eventually edged out crops in favor of suburban development.

In the early 1950s, subdivisions started around Kwis Avenue, and soon post-war growth in the valley spurred growth in the school system with the construction of new schools. In the 1950s, new school buildings were opened and, in 1957 the City of Industry was incorporated. With little commercial or industrial uses remaining, Hacienda Heights was established as a predominantly residential community. In 1960, the Hacienda Heights Branch of the Los Angeles County Public Library opened and soon after developers started removing orange trees and developing along Hacienda Boulevard.

The 1960s saw a great deal of change: in 1961, the community's name was changed from North Whittier Heights to Hacienda Heights; in 1964, the 60 Freeway was extended past the 605 Freeway; and *The Highlander* newspaper started reporting local events. At the same time, the fruit packing house barracks for seasonal workers were sold and turned into the first school and first Methodist Church.

Development in Hacienda Heights intensified in the 1970s and the community began experiencing issues that accompany rapid growth, with residents concerned about adequate services, particularly police and parks. Throughout this time, some residents expressed sentiments to incorporate. However, by working closely with the Department of Regional Planning, the Hacienda Heights Improvement Association and Hacienda Heights Planning Advisory Committee led the development of a community plan for Hacienda Heights. The plan was adopted by the Los Angeles County Board of Supervisors in 1978.

While Hacienda Heights experienced some difficulties in the 1980s and 1990s, which

included a landslide and a fire, the community remained strong and connected. Hacienda Heights has a consistent history of overcoming adversity and maintaining a small-town feel, rich with picturesque residential areas, beautiful views, excellent schools and parks, and cultural institutions. Neighbors from diverse cultural backgrounds know and respect each other, children are provided for at home and challenged at school, and newcomers can partake in the same benefits residents have long enjoyed, such as open spaces, scenic vistas, and a well-earned sense of community.



Students at Los Altos High School

The Plan

Community Plan Format and Content

The plan is organized into four chapters. Chapter 1 introduces the community, the plan and the community's vision statement. Chapter 2 discusses how the community's vision translates into a development pattern through the concept of land use. Chapter 3 moves the plan from a geographically based land use plan to community-wide goals and policies. Finally, Chapter 4 contains implementation actions and programs.

Purpose

The purpose of the Community Plan is to provide a roadmap for Hacienda Heights to achieve the community's shared vision of the future. Through the community planning process, residents of Hacienda Heights identified where they envisioned their community to be in the future. Through the Plan's goals and policies they laid out a clear path to attain their vision. The Community Plan is a concise statement of the community's priorities and desires. It informs decision-making at all levels to focus individual actions for rational change. It is a tool for residents, elected officials, planners, service providers and developers.

Each group will use the Plan in different ways, but all are guided by the Plan's vision, goals and policies. Elected officials and planners refer to the Plan when allocating resources to address residents' most important issues and priorities. Residents use the Plan as a benchmark in attaining their aspirations for the development and preservation of their community. Developers look to the Plan's goals and policies in making decisions regarding what to build and the location, character and appearance of new development. Service providers can use the Plan as a guide for deciding which infrastructure and improvement projects should be undertaken and which programs should be established or improved. The Plan is a blueprint for future growth and development in the community that helps to ensure that individual activities are consistent with and supportive of the community vision.

A component of the Los Angeles County General Plan, the Hacienda Heights Community Plan refines the countywide goals and policies in the General Plan by addressing specific issues relevant to Hacienda Heights, such as community maintenance and appearance, and provides more specific guidance on elements

already found in the General Plan. The General Plan provides guidance on all issues not covered in the Community Plan.



Basketball court at Steinmetz Park

Relationship to the General Plan and Countywide Objectives

The Community Plan also helps to further the countywide objective of reducing greenhouse gases in order to meet the goals of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) and California's Sustainable Communities and Climate Protection Act (Senate Bill 375), which aim to achieve reductions of greenhouse gases. Los Angeles County has undertaken countywide measures to address these mandates, including adoption of the Green Building, Drought Tolerant Landscaping, and Low Impact Development Ordinances in 2008. The Community Plan strengthens these efforts by including goals and policies to support local development practices and initiatives to reduce greenhouse gas emissions.

Past and Current Planning Efforts

The first Community General Plan for Hacienda Heights was adopted by the Los Angeles County Board of Supervisors on October 31, 1978. It contained community-wide goals and specific policies pertaining to land use, circulation, scenic highways, environmental resource

management, housing, and noise. This Plan replaces the previous Plan in its entirety.

The updated plan covers most of the issues that were important thirty years ago and are still important to the community; for example, managing growth, minimizing disruption of ecological resources, placing development away from natural hazards, and ensuring a variety of housing types and costs. This Plan also addresses new issues that have emerged in recent years; for example, improving and maintaining the appearance of commercial areas, improving mobility, and serving community members of all ages. Finally, the Plan establishes a framework for implementation over many years.

Planning Values

All aspects of the Community Plan are informed by a set of core values that ground and guide the Plan. The core values of the Hacienda Heights Community Plan are:

Collaboration: The issues and actions identified in the Community Plan are multi-dimensional and complex. As such, it takes a collaborative effort to accomplish the Plan's goals. Working in partnership with individuals from public agencies, private organizations, and throughout the community, participants in planning and implementation of the Plan can come together to achieve the community's vision.

Participation: The dedicated commitment and ongoing participation of community members, service providers and elected officials will ensure that the Plan's implementation over time remains in line with the community vision. Community participation also demonstrates to elected leaders and service providers that constituents support the implementation of the Plan and expect results.

Accountability: By adopting this Plan, elected leaders have expressed their commitment to achieving the community's vision by adhering to the Plan's goals and policies and by using the implementation actions to guide their work. Accountability means that all stakeholders take responsibility for their respective components of the Plan.

Community Oversight: This Plan was guided by and created for community members and stakeholders. Their oversight is critical to ensuring that the Plan remains true to their collective vision. Oversight is built into the Plan to achieve this through continued partnerships and open communication between residents, stakeholders, and service providers.

Stewardship: In order for the Community Plan to be effective in achieving the community's goals, people who live, learn, work, and play in Hacienda Heights will have to take an active role in ensuring the Plan's timely and thorough implementation. Community members and service providers can and should provide feedback on and insights into the Plan's effectiveness.

Community Priorities and Vision

Community Participation

The Plan is the result of a highly inclusive and extensive community participation program launched in the summer of 2007. Residents and other stakeholders worked alongside planners to develop a shared vision of the future, identify community issues, draft proposals for the future, and prioritize their recommendations.



Community members reach consensus on a shared vision

Through a series of community meetings and activities, planners and residents shared with each other their respective knowledge of planning and the community, and together they formed the foundation of the Plan.

Building on the foundation laid by the community, planners partnered with other County departments to explore the recommendations, refine the proposed goals and policies, plan for program implementation, and gather support to ensure success. Plan development is an iterative process, and in this case, the community was included in even the earliest steps of development and subsequent rounds of review. The Plan began with and will be realized by the dedicated residents and stakeholders who have committed, and will continue to commit, their time, energy and interests to Hacienda Heights.

Community Issues and Priorities

Throughout the participation process, community representatives organized their activities around the following self-selected priority issues: Land Use and Development, Transportation, Community Services, Health and Safety, Housing, Maintenance and Appearance, Open Space and Recreation, and

Youth Planning. In the process, residents identified key issues within each category and developed and prioritized goals. Distinctions were made between short-term and long-term goals and those which could be addressed by the community versus those that required assistance from the County and service providers. These draft goals and policies served as the basis for the final goals, policies, and implementation actions of the community plan.

Vision Statement

At the heart of the County's approach to community planning is the idea that the Plan is an adopted version of the community's aspirations for the future. Collectively, those aspirations amount to a community vision, based on shared values and common goals. The community reached consensus on the following vision statement:

In the year 2015 and beyond, Hacienda Heights is a safe, clean residential community where residents from diverse cultural and religious backgrounds co-exist and cooperate. We are proud of our homes and value our natural surroundings, especially the view of our hills and our wildlife areas. Our well-designed and maintained commercial areas, streets, and public spaces provide residents of all ages with a diversity of activities, products, and services. The community is well-planned and well-connected, and the efficient transportation network makes getting around easy. Our great schools, new healthcare facilities, state-of-the-art multipurpose center and many parks make our community ideal for families.

This vision of the future of Hacienda Heights served as a touchstone throughout the planning process, and it is reflected in the land use map, goals, and policies that comprise the plan.

2. Land Use

The Land Use Section of the Community Plan identifies various land use designations for the community, provides detailed descriptions of what is allowed in each designated category, and discusses zones that are compatible with each land use designation. Land use designations provide parameters regarding allowable uses and densities for a particular piece of land on a lot-by-lot basis. Each land use designation has a specific purpose that takes into account the land's physical features, technical data, and contextual characteristics.



Land use guides community development over time

Meeting the Challenges of Community Growth

Like much of the County, the San Gabriel Valley region is expected to increase in population in coming years. To be consistent with the Los Angeles County General Plan, community plans are required to address projected increases to ensure that adequate resources will be available to serve and house those additional people. Given the scarcity of remaining undeveloped land in Hacienda Heights, managing resources and directing development

to the most suitable areas is particularly important.

By identifying the most appropriate areas for increased density, the Land Use Chapter of the Hacienda Heights Community Plan allows for proactively accommodating this projected growth while preserving community character and other assets the community values. Areas conducive to increased density include those that are located along existing transit lines, in close proximity to commercial areas and public facilities, and in areas free of natural hazards.

While Hacienda Heights is a predominantly residential community, the land use map also preserves existing commercial and industrial uses, expands open space, and allows mixed use development in commercial areas to maintain the relatively few but important jobs in the community.

Land Use Map

The Community Plan land use map identifies land use designations for all parcels within Hacienda Heights. The map is based on a comprehensive land use analysis that explored: existing conditions such as density and environmental constraints; projected population and housing needs; transit availability; the community's vision for growth and sustainability; and, other long-term plans from regional and neighboring jurisdictions.

The key findings of these analyses were: future growth must be directed where existing infrastructure and context permit; the amount of commercial areas is appropriate (although the appearance and mix of commercial uses may be improved); and, the remaining undeveloped hillside and environmentally sensitive areas are sparse and should be preserved. In addition, the map is designed to be consistent with the designations and

principles of the Los Angeles County General Plan.

For a map of the proposed land use designations, please see Map 2: Proposed Land Use.

Land Use Designations

To assist residents, planners, service providers, and local decision-makers in interpreting and understanding the Plan's land use designations, this section provides a detailed description of each land use designation in the Plan's land use map, including the purpose, appropriate uses, locations of areas within the community and corresponding designations.

Rural

Purpose:

To provide lands suitable for agricultural production; preserve areas of significant natural and scenic resources; and, limit intensive development, especially in areas subject to natural hazards or lacking in essential services and infrastructure.

Intended Uses:

Include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.

Location:

Found in the sloping, hilly southwest, south, and southeastern portions of the community.

Designation(s):

Rural Lands 2 (RL2)
Rural Lands 10 (RL10)

Permitted densities and further information on intended uses for each designation can be found in Table 1. The maximum densities shall apply to all new land divisions. Existing legal

lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Residential

Purpose:

To provide lands suitable for a range of housing types to meet the needs and income levels of economically and socially diverse residents, protect the residential character of these areas, and meet the needs of future populations.

Intended Uses:

Include single-family attached, detached and multi-family residential developments.

Location:

Found throughout; residential areas are the predominant type of land use in the community.

Designation(s):

Residential 2 (H2)
Residential 5 (H5)
Residential 9 (H9)
Residential 18 (H18)
Residential 30 (H30)
Residential 50 (H50)

Permitted densities and further information on intended uses for each designation can be found in Table 1. The maximum densities shall apply to all new land divisions. Existing legal lots may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

Open Space

Purpose:

To provide for the preservation of lands for environmental, natural, historical and cultural resource conservation; and, to continue to provide recreational opportunities and preserve natural and wildlife areas for generations.

Intended Uses:

Includes land designated for conservation and recreational uses.

Location:

Throughout the community in the form of parks and preserved natural areas.

Designation(s):

Open Space Conservation (OS-C)

Open Space Parks and Recreation (OS-PR)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Public and Semi-Public

Purpose:

To provide lands suitable for a range of public and semi-public facilities and infrastructure.

Intended Uses:

Includes community-serving uses such as schools, daycare centers, major facilities such as landfills, and utilities such as drainage channels.

Location:

Throughout the community.

Designation(s):

Community Serving (P-CS)

Utilities (P-U)

Transportation Corridor (P-T)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Commercial

Purpose:

To provide lands suitable for a variety of retail, offices, restaurants, businesses, and service establishments that meet the needs of residential neighborhoods.

Intended Uses:

Includes local serving commercial, office and professional businesses, retail and service establishments, including day care centers.

Location:

In areas along Hacienda Boulevard, Gale Avenue, Azusa Avenue, and Colima Road.

Designation(s):

General Commercial (CG)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Industrial

Purpose:

To provide lands suitable for job sites and economic generators.

Intended Uses:

Includes industrial and industrial-park activities.

Location:

Found north of the 60 Freeway adjacent to similar uses in the City of Industry.

Designation(s):

Light Industrial (IL)

Permitted densities and further information on intended uses for each designation can be found in Table 1.

Land Use Overlays

Land use overlays, where applied, further guide land use decisions and define County land use planning policies. In Hacienda Heights, two overlays serve to identify important resources and protect against hazards in the community. Referred to collectively as Special Management Areas (SMA), these overlays are described below.

Significant Ecological Area Overlay

The Significant Ecological Area (SEA) Overlay identifies lands containing important biological resources in an effort to conserve the County's diverse ecological heritage. Decisions regarding the type and intensity of uses permitted within SEAs shall be governed by both the land use designation and the SEA ordinance. A full description of the SEA Program is contained in the Biotic Resources section of the Conservation and Open Space Element of the Los Angeles County General Plan and the regulatory provisions for SEAs can be found in Title 22, the County's Zoning Code.

Hacienda Heights has two officially designated SEAs: the Sycamore and Turnbull Canyons SEA and the Powder Canyon SEA. Both SEAs are located in the Puente Hills in southeastern Los Angeles County. The SEAs include portions of the Whittier Narrows Dam Recreation Area and Flood Control Basin and most of the undeveloped land in the Puente Hills in Los Angeles County.

Hillside Management Overlay

The Hillside Management Overlay provides direction for development located on parcels with slopes greater than 25 percent. The intent of the overlay is to protect the public from natural hazards associated with very steep hillsides and to mitigate the effects of development and grading on the County's scenic resources through hillside preservation. Hillside Management is discussed in the Scenic Resources section of the Conservation and Open Space Element of the Los Angeles County General Plan and the regulatory provisions of hillside management can be found in Title 22, the County's Zoning Code. In Hacienda Heights, areas above 25 percent slope exist in the southern portions of the community and in the western slopes around the Puente Hills Landfill. Decisions regarding the type and intensity of uses permitted in these Hillside Management areas shall be governed by both the land use designation and the Hillside Management Area Ordinance.

For a map of the land use overlays, please see Map 3: Land Use Overlays.



Hillside areas

Table 1. Hacienda Heights Land Use Categories*

Land Use	Code	Permitted Density or Floor Area Ratio	Intended Uses
RURAL			
Rural Land	RL1	Maximum 1 du/1 ac	Rural land uses include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.
	RL2	Maximum 1 du/2 ac	
	RL5	Maximum 1 du/5 ac	
	RL10	Maximum 1 du/10 ac	
RESIDENTIAL			
Residential 2	H2	0–2 du/ac	Single -family detached residential development
Residential 5	H5	0–5 du/ac	Single-family detached residential development
Residential 9	H9	0–9 du/ac	Single-family detached residential development
Residential 18	H18	0–18 du/ac	Single-family attached and detached residential development; small lot subdivisions; duplexes, triplexes, fourplexes, rowhouses, townhomes and other multi-family residential development.
Residential 30	H30	18–30 du/ac	Multi-family residential development
Residential 50	H50	30–50 du/ac	Multi-family residential development
COMMERCIAL			
General Commercial	CG	FAR: 1.0 18-30 du/ac	Local serving commercial, office and professional businesses, retail and service establishments, including day care centers.
INDUSTRIAL			
Light Industrial	IL	FAR: 1.0	Light industrial and industrial park activities
PUBLIC AND SEMI-PUBLIC			
Community Serving	P-CS	N/A	Public and semi-public community-serving uses, including: public buildings, public and private educational institutions, day care centers, hospitals, cemeteries, government buildings, and fairgrounds.
Transportation Facilities	P –T	N/A	Airports and other major transportation facilities.
Facilities and Utilities	P –U	N/A	Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and utilities.

OPEN SPACE			
Conservation	OS-C	N/A	Open space areas and scenic resources preserved in perpetuity. Applies only to land that is legally constrained from future development activities.
Parks and Recreation	OS-PR	N/A	Recreational uses, such as regional and local parks, trails, athletic fields, community gardens, golf courses, and other open spaces.
OVERLAYS			
Special Management Areas	SMA	N/A	Environmental, hazard and safety areas subject to additional regulations in the General Plan.

*From the Draft Los Angeles County General Plan Update Land Use Designations, February 2010.

Land Use and Zoning

The land use designations define and provide guidance on the types of uses and densities allowed on each parcel in the community. The Los Angeles County Zoning Code (Title 22) implements the land use plan by providing more specific standards that regulate uses, building size, bulk, density, parking requirements, and setbacks. In California, zoning is required to be consistent with the land use policy laid out in land use maps. The Land Use-Zoning Matrix in Table 2 lists the primary consistent zoning designations for each land use category.

Table 2. Land Use and Zoning Matrix

	Land Use Designation		Primary Consistent Zoning Designation	
RURAL	RL2	Rural Land	R-A	Residential Agriculture
			A-1	Light Agriculture
			A-2	Heavy Agriculture
	RL10	Rural Land	R-A	Residential Agriculture
			A-1	Light Agriculture
			A-2	Heavy Agriculture
RESIDENTIAL	H2	Residential 2	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H5	Residential 5	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development
	H9	Residential 9	R-1	Single-Family Residence
			R-A	Residential Agriculture
			RPD	Residential Planned Development

	H18	Residential 18	R-1	Single-Family Residence
			R-2	Two-Family Residence
			R-3	Limited Multiple Residence
			RPD	Residential Planned Development
	H30	Residential 30	R-3	Limited Multiple Residence
			RPD	Residential Planned Development
	H50	Residential 50	R-3	Limited Multiple Residence
			RPD	Residential Planned Development
COMMERCIAL	CG	General Commercial	C-1	Restricted Business
			C-2	Neighborhood Commercial
			CPD	Commercial Planned Development
INDUSTRIAL	IL	Light Industrial	M-1	Light Manufacturing
			MPD	Manufacturing Industrial Planned Development
			B-1	Buffer Strip
PUBLIC AND SEMI-PUBLIC	P-CS	Community Serving	IT	Institutional
	P-U	Utilities	IT	Institutional
			A-1	Light Agriculture
	P-T	Transportation Corridor	N/A	N/A
OPEN SPACE	OS-C	Open Space-Conservation	O-S	Open Space
	OS-PR	Open Space-Parks and Recreation	O-S	Open Space

Land Use Amendments

Property owners may request amendments to the adopted Land Use Policy Map. Applications are subject to the County's environmental review and public hearing procedures for Plan Amendments.

3. Goals and Policies

While the land use map guides the location of various uses and densities, the Plan's goals and policies define how those uses should function to best meet the needs of the community. The goals articulate the specific end states that the community envisions. The policies associated with each goal describe the actions that must be taken to realize the goals. The goals and policies are organized according to the issue-specific elements utilized in the Los Angeles County General Plan with additional elements added for community priorities that are not addressed in the General Plan. The elements include: Land Use, Appearance, Mobility, Housing, Conservation, Open Space and Recreation, Health and Safety, and Public Services and Facilities. Elements not covered in the Community Plan are addressed in the General Plan.

Land Use (LU)

Goal LU-1:

Well designed, walkable residential neighborhoods that provide various housing types and densities.

Policy LU 1.1:

Protect the character of existing single-family neighborhoods.

Policy LU 1.2:

Concentrate new higher density (H18 and above) residential development along existing commercial corridors, near transit routes and close to other community serving facilities.

Policy LU 1.3:

Encourage mixed-use in commercial areas.

Policy LU 1.4:

Distribute low- and moderate-income units equitably throughout the community and encourage provision of such units in all new developments.

Goal LU-2

Appropriate distribution of commercial and industrial uses throughout the community.

Policy LU2.1:

Allow vertical expansion of commercial and mixed-use development on existing commercial sites.

Policy LU2.2:

Prohibit expansion of industrial areas.

Policy LU2.3:

Maintain and improve existing commercial areas (as shown on the Land Use Map).

Policy LU 2.4:

Support the development of childcare facilities and services to address shortfalls.

Goal LU-3

Open space that expands to meet evolving community needs.

Policy LU 3.1:

Promote the creation of pocket parks, parks with a mix of environments (such as ponds, paths, playgrounds and green roofs), multi-use paths, community gardens and open space nodes (small pieces of open space that serve as public destinations, connections and community-defining spaces).

Policy LU 3.2:

Encourage the dedication of new and existing open space areas, including trails, ridges, and hillsides, to a public or private land preservation agency, such as the Puente Hills Landfill Native Habitat Preservation Authority, to be held in perpetuity.

Policy LU 3.3:
Promote the creation of new parks in neighborhoods that are underserved by parks.

Policy LU 3.4:
Preserve open space for recreation or land preservation.

Policy LU 3.5:
Pursue acquisition or joint use of school or other suitable sites, if and when they become available, to create new public space areas, such as parks or other public uses (for example, as shown on the Potential Public Spaces Map).

Policy LU 3.6:
Ensure that parks-per-person ratios meet or exceed county standards.

*Goal LU-4:
Protected hillsides and ridgelines.*

Policy LU 4.1:
Minimize alteration of the hillside caused by development.

Policy LU 4.2:
Require contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage.

Policy LU 4.3:
Locate new structures off the top of a ridgeline (as shown on the Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.

Policy LU 4.4:
Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.

*Goal LU-5:
New development with minimal risk from natural hazards.*

Policy LU 5.1:
Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools.

Policy LU 5.2:
Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.

Appearance (A)

*Goal A-1:
A shared sense of place and street identity.*

Policy A 1.1:
Promote a welcoming experience by creating a community gateway through identifying signage, or other visual cues at the primary entryways into the community.

Policy A 1.2:
Require street furniture and community signs to be consistent with established street furniture and right-of-way standards, as established and implemented by Department of Public Works.

Policy A 1.3:
Enhance local walkways with landscaping, pavement treatments, and other beautification measures.

*Goal A-2:
Clean and well-maintained public spaces.*

Policy A 2.1:
Promptly remove outdated or illegal signs and notices on public rights-of-way.

Policy A 2.2:
Encourage community members to report on activity that is detrimental to the sense of safety or appearance of public spaces, such as through 211 and the Graffiti Hotline.

Policy A 2.3:
Provide garbage and recycling receptacles in public places throughout the community.

Policy A 2.4:
Develop and ensure continuous funding of public street and sidewalk maintenance, including repairs re-paving, and lighting.

*Goal A-3:
Attractive and well-maintained residential areas.*

Policy A 3.1:
Ensure that trash receptacles are effectively screened from view from the street by landscaping, berms, compatible structures, or a combination of these, outside of scheduled garbage collection times.

Policy A 3.2:
Educate residents on zoning requirements, property tax incentives and other public support for the maintenance and rehabilitation of dwellings.

Policy A 3.3:
Require new residential development to include transitional design features between different housing types and densities through the use of setback variation, massing, or other design features.

*Goal A-4:
Attractive and well-maintained corridors.*

Policy A 4.1:
Promote visual continuity on private walls that face public rights-of-way through the use of uniform paint, design, or other devices or decorative materials and landscaping.

Policy A 4.2:
Promote the installation of shade trees, non-invasive landscaping or other natural-elements,

including, but not limited to decorative rock, along public rights-of-way and medians.

Policy A 4.3:
Replace dead landscaping and remove weeds, trash and debris promptly and regularly.

*Goal A-5:
Attractive and well-maintained commercial areas.*

Policy A 5.1:
Require signage within commercial areas to be clear, attractive and cohesive.

Policy A 5.2:
Maintain buildings, parking areas, and landscaping in a clean and orderly manner.

Policy A 5.3:
Discourage encroachments of structures into the right-of-way or sidewalk.

Policy A 5.4:
Require the planting of shade trees or the installation of other natural elements as part of the design of commercial parking lots with over 20 spaces.

Policy A 5.5:
Require signage within commercial area parking lots that clearly delineates traffic direction, entrances, and exits.

Mobility (M)

*Goal M-1:
A variety of options for mobility into and out of the community.*

Policy M 1.1:
Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists.

Policy M 1.2:

Promote the integration of multi-use regional trails, walkways, bicycle paths, transit stops, parks and local destinations.

Policy M 1.3:

Ensure that bus stops are easily and safely accessible by foot, bicycle, or automobile.

Policy M 1.4:

Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities.

Policy M 1.5:

Promote and expand the Park and Ride bus system, including providing bike parking facilities at Park and Ride locations.

Policy M 1.6:

Promote Dial-a-Ride or other senior paratransit service.

Goal M-2:

Safe and well-maintained bike routes and facilities.

Policy M 2.1:

Upgrade existing Class III bike lane designations to Class II and make all new bike lanes Class II or better, where infrastructure permits.

Policy M 2.2:

Install safe bike accommodations in appropriate places along Hacienda Boulevard, Colima Road and other well-traveled roads.

Policy M 2.3:

Add and maintain new bike racks and lockers at major bus stops in commercial areas, and at all community facilities.

Policy M 2.4:

Educate riders and motorists on how to safely share the road, for example through Share the Road signage and educational campaigns.

Goal M-3:

Safe and well-maintained pedestrian pathways.

Policy M 3.1:

Maintain all sidewalks, crosswalks, paths, and overpasses in a clean and safe manner, including re-cementing, removing weeds, and repairing utility boxes, and use sustainable paving materials, when possible.

Policy M 3.2:

In residential areas where sidewalks do not exist, require visual indicators, such as safety striping and signs, to delineate driving areas from non-vehicular areas.

Policy M 3.3:

Along major corridors, provide highly visible and safe crosswalks with well-marked indicators that are visible to both pedestrians and drivers, and install crosswalk countdown signals that provide adequate time for people of all ages and abilities to cross.

Policy M 3.4:

Provide adequate and, when possible, downward facing street lighting along arterials and collector streets.

Goal M-4:

Community circulation that supports regional and state transportation goals.

Policy M 4.1: Consider contributing to improvements on state highway systems, including SR 60 and its on/off ramps, as well as bus and rail transit facilities, for example, through traffic impact fees.

Policy M 4.2:

Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.

Policy M 4.3:

New streets connecting two public streets for through-traffic shall be public.

Policy M 4.4:

New "private driveway and fire lanes" (commonly known as "private streets") and all "Private and Future Streets" shall be maintained in a similar manner as public streets.

Housing (H)

Goal H-1:

A diverse housing supply that accommodates all income levels, ages and needs.

Policy H 1.1:

Promote development of affordable and senior housing that is safe and accessible to local amenities and community resources.

Policy H 1.2:

Encourage the allocation of housing subsidies to Hacienda Heights residents that qualify.

Open Space and Recreation (OS)

Goal OS-1:

A trail system that is well maintained and provides access to all.

Policy OS 1.1:

Maintain trails and trailheads in a clean and safe manner.

Policy OS 1.2:

Improve connections between trails and local parks and consider new trailheads if there is no

adverse conflict with open space management, safety and biological issues.

Policy OS 1.3:

Incorporate educational and historical signage into County-operated parks and trails.

Policy OS 1.4:

Disseminate information about trails with signs and pamphlets at County-operated parks and community centers.

Policy OS 1.5:

Promote the creation of multi-use trails throughout the community, including walking loops along streets that utilize environmentally sustainable surfaces.

Goal OS-2:

A wide range of recreational facilities to meet community needs.

Policy OS 2.1:

Ensure equitable access to recreation facilities for all users, including residents and organizations.

Policy OS 2.2:

Promote the use of recreational facilities by individuals and local groups, such as sports leagues.

Policy OS 2.3:

Offer free or minimal-cost educational and cultural opportunities to all segments of the community to enhance public interest in arts, music, culture, and public health.

Policy OS 2.4:

Establish and maintain a coordinated reservation system for County parks and facilities.

Goal OS-3:

Physical activity opportunities for residents of all ages and needs.

Policy OS 3.1:

Install and maintain permanent, moderate exercise equipment and facilities in parks, including those especially designed for physical rehabilitation and therapy.

Policy OS 3.2:

Offer free and low-fee continuing enrichment opportunities in physical fitness, exercise and other healthy habits.

Policy OS 3.3:

Offer opportunities for traditional and alternative physical activities.

Policy OS 3.4:

Ensure that passive recreational opportunities are included in the reuse of the Puente Hills Landfill.

Goal OS-4:

Healthy and safe places to recreate.

Policy OS 4.1:

Ensure environmentally sound closure and post closure activities and maintenance of the Puente Hills Landfill site and conversion to open space.

Policy OS 4.2:

Ensure new park sites that were previously used for non-park uses are environmentally sound prior to the introduction of new park uses.

Policy OS 4.3:

Ensure that all public parks and facilities are smoke-free.

Conservation (C)

Goal C-1:

Open space conservation areas that are protected and accessible, as appropriate.

Policy C 1.1:

Maintain and ensure continued public access to conservation areas, when appropriate.

Policy C 1.2:

Require planting of locally-indigenous vegetation consistent with the Los Angeles County Drought Tolerant Landscaping Ordinance in areas adjoining conservation areas.

Policy C 1.3:

Mitigate any impacts of development that would impede access to or reduce net acreage of conservation areas.

Policy C 1.4:

Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation.

Goal C-2:

Wildlife that is respected and protected.

Policy C 2.1:

Ensure continuity of wildlife corridors and wildlife access to corridors.

Policy C 2.2:

Protect streams and riparian habitat by requiring a 50-foot buffer for all new development.

Policy C 2.3:

Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.

Policy C 2.4:

Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.

Goal C-3:

Protected unique cultural, archeological, and historic resources.

Policy C 3.1:
Conserve significant archaeological artifacts and paleontological resources when identifies.

Goal C-4:
A community that conserves its natural resources.

Policy C 4.1:
Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials.

Policy C 4.2:
Encourage sustainable, environmentally-friendly construction and business operating practices.

Policy C 4.3:
Encourage community members to reduce waste and conserve energy and water at home.

Policy C 4.4:
Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices.

Policy C 4.5:
Require the use of sustainable, environmentally-friendly paving materials on new exercise walking paths.

Goal C 5:
A community that is energy-efficient, reduces energy and natural resource consumption, and reduces emissions of greenhouse gases.

Policy C 5.1:
Support the county's efforts to create an adopted Climate Action Plan by 2015 that meets state requirements and includes emission inventories, enforceable reduction measures, regular progress reviews, procedures for reporting on and revising the plan, and provides for resources to implement the Plan.

Policy C 5.2:
Implement the County's Green Building Ordinances.

Policy C 5.3:
Provide information and education to the public about energy conservation and local strategies to address climate change.

Policy C 5.4:
Support the installation of alternative fuel and renewal energy facilities, where appropriate.

Public Health and Safety (PH)

Goal PH-1:
A community free of nuisance-causing noise.

Policy PH 1.1:
Encourage the use of walls, earth berms, landscaping, setbacks, or a combination of these strategies, to mitigate noise-related disturbances.

Policy PH 1.2:
Locate sensitive receptors including schools, hospitals, and convalescent homes in areas sufficiently removed from high noise generators.

Goal PH-2:
A community with adequate health care facilities and services.

Policy PH 2.1:
Encourage the Department of Health Services, and other public and private healthcare providers, to continue to provide and expand local access to medical professionals and services such as clinics and urgent care centers within the community.

Policy PH 2.2:

Offer preventive services, including immunizations, smoking cessation, and recommended health screenings, at local clinics and community facilities.

Goal PH-3:

A community that has local access to healthy food.

Policy PH 3.1:

Encourage community gardens and farmers' markets.

Goal PH-4:

A community prepared for emergencies and protected from hazards.

Policy PH 4.1:

Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training.

Policy PH 4.2:

Protect against hazardous materials from industrial uses and commercial uses.

Policy PH 4.3:

Minimize risk of fire through fuel modification and other measures, including regular tree thinning and, when necessary, removal.

Goal PH-5:

A community that is well-served by a public safety system.

Policy PH 5.1:

Ensure that law enforcement and fire protection assets adjust commensurate with significant changes in population, density, traffic and calls for emergency services.

Public Services and Facilities (PS)

Goal PS-1:

Library services that meet community needs.

Policy PS 1.1:

Expand Library access, collections and facilities to meet County service level guidelines (.5 gross square feet and 2.75 items per capita, and 1 public access computer per 1,000 people served).

Policy PS 1.2:

Offer educational and developmental programs for residents of all ages.

Goal PS-2:

Information on community matters that is accurate and timely.

Policy PS 2.1:

Provide information on local jobs, education and self-improvement classes, environmental conservation, services, announcements, events, and resources via a community website.

Policy PS 2.2:

Expand wireless Internet (WiFi) access at County facilities and educate the public on its use as well as other available technologies.

Policy PS 2.3:

Promote the Graffiti Hotline, 211, and other phone-based information management systems.

Goal PS-3:

Childcare services that meet the community's needs.

Policy PS 3.1:

Encourage the development of a range of childcare facilities, including public and private childcare centers, infant care, and after-school care.

Policy PS 3.2:

Support childcare services to address shortfalls of existing services.

Goal PS-4:

A community that offers physical and educational enrichment opportunities for youth, adults, and seniors.

Policy PS 4.1:

Offer jobs and activities for people of all ages at local County facilities and parks.

Policy PS 4.2:

Promote volunteer/internship opportunities with County departments.

Goal PS-5: A community connected through a multi-use community center where community members of all ages and cultures can convene, recreate, learn and interact.

Policy PS 5.1:

Ensure community participation in the design and planning of the center.

Policy PS 5.2:

Acknowledge and celebrate the community's multiculturalism through facility design.

Policy PS 5.3:

Promote programming that brings together residents of diverse backgrounds.

Goal PS-6:

Growth in line with infrastructure capacity.

Policy PS 6.1:

Ensure adequate water supply and quality.

Policy PS 6.2:

Ensure adequate sewage or septic systems.

Policy PS 6.3:

Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.

Policy PS 6.4:

Promote water conservation, including the use of reclaimed water materials and equipment, in future development.

Policy PS 6.5:

Require the undergrounding of all new utilities and the unobtrusive placement of service boxes for all new developments through the creation of underground utility districts per Los Angeles County Highways Code Chapter 16.32.

Goal PS-7:

A wireless infrastructure network that provides residents with telecommunications, internet and other services that is sensitive to scenic and environmental impacts.

Policy PS 7.1:

When feasible, require new transmission facilities to be placed underground.

Policy PS 7.2:

When feasible, require transmission towers, lines and equipment to be co-located with existing towers, lines and equipment, or along existing transmission corridors.

Policy PS 7.3:

When undergrounding or co-locating is not feasible, direct new transmission towers, lines and equipment to locations where environmental and visual impacts will be minimized.

Policy PS7.4:

Require that any screening or camouflaging devices used are consistent with the existing environment.

4. Implementing the Community Plan

Overview

Implementing the Community Plan will require a coordinated effort on a variety of measures. This section organizes a series of implementation actions into a comprehensive timeline based on community priorities. It also identifies the entities that will need to be involved in and share responsibility for implementation and provides relevant contact information.

The implementation actions answer two basic questions “How can we implement the Goals and Policies of the Plan?” and, “What strategies can we develop to accomplish this?” The premise of the Plan is that planning for the future is about making changes today so that the future we envision is the one that is realized. This section outlines attainable strategies for implementing the Community Plan that can be used by decision makers, planners, service providers, local leaders and the community. This reflects the Plan’s intent to move from vision to action.

Staying Connected

Periodic Review and Reporting

The Plan is required to be periodically and regularly reviewed as part of the annual General Plan progress report. Community members who are interested in actively monitoring plan progress can receive periodic updates and progress reports from the Department of Regional Planning.



Dance classes for seniors

From time to time, an updated needs assessment and re-evaluation of the Plan will be needed to keep the Plan relevant and on track to achieving the community’s vision. Based on the results of these analyses, along with the recommendations of those monitoring the progress of the Plan, the goals, policies, and implementation priorities should be evaluated and reaffirmed every 5 to 10 years. Periodically, comments received from volunteers, local organizations and public agencies will be summarized and uploaded to the DRP website. The Board of Supervisors can use these results to allocate resources to best implement the Plan. They can also use the reports to determine when the Community Plan should be revisited and updated.

Information

Collaboration and open communication are hallmarks of the planning process. These core values will guide residents, planners, elected officials, and local leaders as the Plan is implemented over many years, and stakeholders will need to stay informed and stay involved. To do so will require quality information and clear lines of communication. Implementing the optimal mix of the following

tools and techniques will help keep everyone connected:

- Community website
- Email blasts
- Community newsletters and publications
- Hacienda Heights Improvement Association meetings
- Hacienda-La Puente Unified School District schools and meetings
- Periodic community meetings organized by the Department of Regional Planning to provide information on the status of Plan implementation and to receive feedback and recommendations

Hacienda Heights also offers several opportunities for sharing information at community events, such as the annual summer concert series and 4th of July parade. Additionally, new communication tools and techniques should be considered as they become available

Collaboration

By adopting this Plan, Los Angeles County is committing to supporting the community vision by adhering to the Plan's goals and policies in all its operations and using the implementation actions and timeline to allocate resources. The Community Plan can best be implemented by the County and community organizations identified in this section through a collaborative, task-oriented team approach.

This framework institutionalizes inter-agency and resident collaboration and ensures that County service providers, community leaders, residents, and other organizations share resources and responsibility in implementing the Plan. Agencies providing services in Hacienda Heights will share information related to permits, subdivision activity, capital improvements, and other large partnerships to ensure that decisions are made based on the

best possible information and to encourage collaboration.

Collaboration between county agencies, residents, and other key stakeholders will help to keep service providers connected to the constituents they serve and to one another.



Play equipment at County playground

Implementation Timeline

The implementation timeline in Table 3 below serves as a reference for County service providers and other stakeholders to allocate resources to best realize the Plan's Vision, Goals, and Policies. This list is not exhaustive but rather directional. The implementation actions included here are intended to move the Plan forward after it is adopted. While additional steps not listed here may be needed, the following timeline delineates the priority implementation actions and indicates when they should ideally begin following Plan adoption—within a short timeframe (within 5 years of Plan adoption), a medium timeframe (5 to 10 years after Plan adoption), a long timeframe (more than 10 years after Plan adoption), or ongoing.

Table 3. Implementation Strategies, Timing and Contacts

Element	#	Implementation Strategy	Timing	Lead	Contact
Land Use	1	Through the review process for new development applications, require all new development to be consistent with the land use policy map and land use goals and policies.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
Appearance	1	Conduct a comprehensive sign audit to determine conformity of existing signs in commercial areas with applicable development standards, and bring illegal and nonconforming signs into conformance through the zoning enforcement process.	Medium	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Coordinate a street wall beautification demonstration program with the Department of Public Works and the 4th Supervisorial District Board office.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Where appropriate and feasible, develop community open space nodes.	Short	Parks and Recreation	http://parks.lacounty.gov info@parks.lacounty.gov
	4	Establish Project Pick-Up with Pride, a volunteer community clean-up project.	Short	Improvement Assoc. (HHIA)	http://hhia.wordpress.com/
	5	Maintain the planting, pruning, and maintenance of trees within the public rights-of-way.	Ongoing	Public Works	http://dpw.lacounty.gov/ info@dpw.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Ensure bus stop amenities and newspaper racks placed within Public Street rights-of-way are in good condition.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
Mobility	1	Amend the Countywide Highway Plan within Hacienda Heights to reflect up-to-date versions of street designations and improvements.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	2	Ensure that all new public street improvements conform to the adopted County Standards.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	3	Continue to investigate and respond to traffic complaints from the public in a timely manner.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	4	As part of the discretionary review process for proposed development, require traffic studies where appropriate to evaluate impacts to the roadway network and require improvements needed to maintain acceptable service levels, including increasing alternative modes of transportation.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov
	5	Continue to require new development to fund its fair share of transportation improvements which may include construction or payment of impact fees.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Continue to improve traffic operations through signal upgrades, striping, signalization, improved public transit service, expanded bikeways and lanes, carpooling, pedestrian-friendly enhancements, and other improvements where needed.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	7	Provide directional signage where needed in street right of way to facilitate efficient traffic movement.	Medium	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	8	Continue to require new walkways or trails in areas where none exist, as appropriate, and improvements to existing walkways and sidewalks within new development projects as part of the approval process.	Ongoing	Regional Planning	http://planning.lacounty.gov/zoningldcc@planning.lacounty.gov
	9	Conduct traffic studies within the community, as well as connections with surrounding communities, and recommend traffic calming measures for residential areas according to DPW guidelines.	Short	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov
	10	Work with other transit agencies to promote the use of existing Park-and-Ride lots in or near the community.	Ongoing	Public Works	http://dpw.lacounty.gov/info@dpw.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	11	Update Bikeway Master Plan for Unincorporated County Areas including Hacienda Heights.	Medium	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	12	Annually update the Capital Improvement Program to implement public street infrastructure improvements and bus stop amenity improvements.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	13	Annually review the Capital Improvement Program to ensure consistency with Mobility goals and policies.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	14	Include the California State Department of Transportation in the environmental review process of Land Use projects that have the potential to significantly impact traffic conditions on state highways.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	15	During project planning for projects that contribute to significant impacts on emissions, determine whether the applicant mitigates potential impacts to air quality to less than significant. ¹	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/

¹ See Mitigation Monitoring Program for details.

Element	#	Implementation Strategy	Timing	Lead	Contact
	16	During project planning for projects that that conflict with or obstruct implementation of applicable air quality plans, require the applicant to redesign the project to mitigate significant impacts. ²	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/
	17	During environmental review, ensure that applicants for projects of 25 units or more that have a potentially significant impact on traffic congestion mitigate impacts to air quality to less than significant. ³	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	18	During project review, ensure that applicants for projects that generate over 500 trips per day prepare a Traffic Impact Analysis report; and, if impacts will be significant, ensure that the applicants identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance. ⁴	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov

^{2, 3, 4} *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	19	During environmental review, ensure that applicants for all development projects that are required to prepare an Environmental Impact Report (EIR) incorporate a CMP Transportation Impact Analysis into the project EIR. ⁵	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
Housing	1	Coordinate with the Community Development Commission and local non-profit organizations to conduct housing information forums for residents to provide information on available County services, grant or loan opportunities, and homeless services provided within the community.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Prepare an affordable housing inventory.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Promote affordable housing incentives.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Coordinate with the Community Development Commission to conduct home improvement financing workshops.	Short	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
Open Space and Recreation	1	Actively participate in the Los Angeles County Sanitation District's efforts relating to the post-closure land use and conversion of the landfill to open space/recreational use.	Ongoing	Regional Planning (support from Parks and Rec, Public Works)	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

⁵ *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	2	Through the regulatory and development review process, evaluate new development projects and coordinate with appropriate reviewing agencies to ensure that proposed development is pedestrian-friendly and offers other physical recreation opportunities.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	3	Coordinate with the Department of Parks and Recreation to review available Open Space and Recreational opportunities in the Hacienda Heights community.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Establish new connectors, as appropriate.	Ongoing	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	5	Designate new open space.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	6	Install exercise equipment in parks.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
Conservation	1	Ensure that new development proposals are consistent with the regulations established in the County Green Building ordinances.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Promote standards that reduce and conserve water usage in public facilities as established in the County Green Building ordinance.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov

Element	#	Implementation Strategy	Timing	Lead	Contact
	3	Implement development guidelines of adopted Significant Ecological Areas (SEAs) and update SEA boundaries as needed to reflect biological resource conditions, policies and requirements.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	In the development and review process, refer to and comply with the Hillside Design Guidelines and Hillside Management Ordinance for all developments in hillside areas.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	5	Conduct an open space inventory and identify areas for protection.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	6	Establish cultural resources education program.	Short	Library	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	7	Participate in plans for landfill remediation and re-use.	Short	Regional Planning (support from Parks and Rec, Public Works)	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	8	Offer alternative energy workshops to residents.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	9	Establish and promote a community carpooling program.	Long	Metro	http://www.metro.net/customerrelations@metro.net
	10	Require that fuel modification zones for any new structures are located entirely within the subject property and not encroach onto adjacent properties, where feasible.	Ongoing	Fire	http://www.fire.lacounty.gov/info@lacofd.org

Element	#	Implementation Strategy	Timing	Lead	Contact
Public Health and Safety	1	Through the regulatory and development review process, evaluate development projects and coordinate with appropriate reviewing agencies to ensure that sensitive receptors such as residences, schools, hospitals and convalescent homes are sufficiently separated from uses or areas that generate noise where possible.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	In the review of new development applications ensure that proposed structures are constructed of fire retardant materials.	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	3	Through the regulatory and development review process, and in coordination with Public Works and Fire, evaluate development projects to avoid locating development in areas with potential fire, geotechnical or flood hazards as depicted on the Hacienda Heights Community Plan Maps.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Promote neighborhood emergency preparation and the Neighborhood Watch program throughout the Hacienda Heights community.	Ongoing	Improvement Assoc. (HHIA)	http://hhia.wordpress.com/

Element	#	Implementation Strategy	Timing	Lead	Contact
	5	Evaluate the adequacy of health care services in the Hacienda Heights community.	Medium	Health Services	http://www.ladhs.org/dhsportal@dhs.lacounty.gov
	6	Through regulatory and development review process, encourage farmers' markets.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	7	In areas subject to high noise emission, and in coordination with Public Works and Public Health, develop public information programs for building practices that alleviate noise impacts.	Long	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	8	Maintain a community-wide emergency plan and offer emergency response training to interested residents.	Long	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	9	Install and operate a hazardous materials warning system (reverse 911).	Short	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	10	Promote the development of a series of community gardens.	Long	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	11	During project planning for regionally significant projects, determine whether the applicant mitigates potential impacts to air quality to less than significant. ⁶	Ongoing	AQMD	(800) CUT-SMOG (288-7664) http://www.aqmd.gov/

⁶ *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	12	During project review for new sensitive land uses, review applicants' findings regarding community health and risk. ⁷	Ongoing	Public Health	http://www.publichealth.lacounty.gov/
Public Services and Facilities	1	Coordinate with service providers to ensure adequate educational facilities and delivery of water, sewage and solid waste disposal services to accommodate future growth.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	2	Coordinate with the Office of Child Care and community members in providing increased childcare opportunities and programs.	Ongoing	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	3	Educate developers about density bonus provisions that provide incentives for childcare centers in affordable housing.	Ongoing	Regional Planning	http://planning.lacounty.gov zoningldcc@planning.lacounty.gov
	4	Collaborate with community service providers and educational institutions in providing a range of activities for all ages.	Ongoing	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	5	Through the community participation process associated with allocating the Puente Hills Landfill tipping fees, develop a community center that meets the needs of local residents.	Long	CDC	http://www.lacdc.org/ info@lacdc.org

⁷ *ibid*

Element	#	Implementation Strategy	Timing	Lead	Contact
	6	Establish and maintain a community website.	Short	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	7	Offer free WiFi at county facilities and plan to expand this service throughout the community.	Long	CEO	http://ceo.lacounty.gov info@ceo.lacounty.gov
	8	Offer nutrition and cooking classes at County parks and recreation facilities.	Short	Parks and Rec	http://parks.lacounty.gov info@parks.lacounty.gov
	9	Establish a mobile library van to expand access to library services.	Long	Library	http://www.colapublib.org/libs/haciendahts/referenceservices@library.lacounty.gov .
	10	Coordinate the installation of recycling receptacles in commercial areas.	Long	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
I	11	During project review, determine whether project will receive approval of Standards Urban Stormwater Mitigation Plans. ⁸	Ongoing	Public Works	http://dpw.lacounty.gov info@dpw.lacounty.gov
	12	During project planning, ensure that applicants for all development projects submit copies of proposed project build-out schedules and verify availability of capacity within the Districts' sewerage system. ⁹	Ongoing	Sanitation Districts	http://www.lacsd.org/

^{8,9} *ibid*

5. Implementing the Mitigation Measures

Implementing the Mitigations Measures associated with the Plan's Mitigated Negative Declaration requires adherence with the following Mitigation Monitoring Program.

Table 4. Mitigation Monitoring Plan

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<i>Flood</i>					
1.	Applicants for all development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency during project review.	Submittal and approval of Standard Urban Stormwater Mitigation Plans	Project review	Applicant for projects within stormwater plans	Public Works
<i>Greenhouse Gases</i>					
2.	Applicants for all discretionary projects that may have a significant impact on greenhouse gases shall incorporate GHG reduction features into the project design. For example, increase a boiler's energy efficient and/or use materials with lower global warming potential than conventional materials.	Submittal and approval of project plan	Project review	Applicant for discretionary project	DRP and/or DPW
3.	Applicants for all discretionary projects that may have a significant impact on greenhouse gases shall implement neighborhood mitigation measure projects. For example, install solar power, increase energy efficiency through replacing low efficiency water heaters with high efficiency water heaters, increase building insulations, use fluorescent bulbs, and/or replace old inefficient refrigerators with efficient refrigerators using low global warming potential refrigerators.	Submittal and approval of project plan	Project review	Applicant for discretionary project	DRP and/or DPW
4.	Applicants for all discretionary projects that may have a significant impact on greenhouse gases shall implement neighborhood mitigation measure projects that could include installing solar power, increasing energy efficiency through	Submittal and approval of project plan	Project review	Applicant for discretionary project	DRP and/or DPW

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	replacing low efficiency water heaters with high efficiency water heaters, increasing building insulations, using fluorescent bulbs, replacing old inefficient refrigerators with efficient refrigerators using low global warming potential refrigerators, etc.				
5.	Develop, adopt and implement a Climate Action Plan that incorporates and is consistent with the greenhouse gas emissions reduction goals of the state, county and South Coast Air Quality Management District by 2015. An acceptable CAP shall include an emissions inventory, emissions targets, enforceable greenhouse gas control measures, monitoring and reporting and mechanisms to allow for revisions of the CAP and Community Plan, if necessary, to stay on target.	Development, adoption and implementation a Climate Action Plan	Post-adoption (c. 2015 onward)	LA County Internal Services Department	AQMD
<i>Air Quality</i>					
6.	Require projects that exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses) to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Incorporate policies and strategies to reduce air quality impacts	Project planning	Applicant for regionally significant projects	AQMD
7.	When siting new sensitive land uses, such as residences, schools, daycare centers, playgrounds or medical facilities, project applicants shall comply with the Advisory Recommendations contained in the Air Quality and Land Use Handbook: A Community Health Perspective by the California Environmental Protection Agency California Air Resources Board, and consult the Air Resources Board's statewide risk maps, and applicants shall review their findings with the appropriate	Prepare and submit findings	Project review	Applicant siting sensitive uses	Regional Planning, CARB

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	agency during project review. For projects that cannot feasibly meet the recommended minimum separation distance requirements, require that the project be designed to minimize potentially significant air quality impacts. For example, through enhanced building ventilation, filtering systems, landscaping, regular watering for dust, or chemical treatments for dust.				
8.	Require projects that will contribute to a significant impact on emissions through traffic congestion to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Incorporate policies and strategies to reduce air quality impacts	Project planning	Applicant for projects that contribute to significant impacts on emissions	AQMD
9.	Require that projects that will conflict with or obstruct implementation of applicable air quality plans be redesigned to be consistent with and supportive of such plans.	Submittal and approval of project design	Project planning	Applicant for projects that conflict with or obstruct implementation of applicable air quality plans	AQMD
10.	Require projects that will contribute to a significant impact on air quality comply with all applicable Air Quality Management District Rules, including Rule 403 (Fugitive Dust), Rule 404 (Particulate Matter- Concentration), and Rule 405 (Solid Particulate Matter, Weight) and utilize all best available control measures to reduce criteria pollutant emissions. Measures to be enforced include, but are not limited to: maintain construction equipment to reduce operational emissions; utilize electric or clean fuel-powered equipment; reduce vehicle idling and traffic congestion by providing adequate ingress and egress, dedicated turn lanes, and scheduling trips during off-peak hours; synchronize traffic signals; pave roads and road shoulders; and	Submittal and approval of project design	Project planning	Applicant for projects that contribute to significant impacts on emissions	AQMD

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	restrict truck traffic on sensitive routes.				
<i>Traffic</i>					
11.	Require projects of 25 units or more that are found during the environmental review process to have a potentially significant impact on traffic congestion to mitigate such impacts to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Incorporate policies and strategies to reduce traffic impacts	Environmental review	Applicant for projects of 25 units or more that have a potentially significant impact on traffic congestion	Public Works
12.	Applicants for all development projects that generate over 500 trips per day shall prepare a traffic impact analysis report, according to the specifications provided in the Traffic Impact Analysis Report Guidelines by Los Angeles County Department of Public Works, to ensure that traffic generated by that project, either alone or when combined with existing traffic, will not exceed certain capacity thresholds of an intersection or roadway, contribute to an unacceptable level of service, or exacerbate an existing congested condition. The Trip Generation Analysis, Level of Service Analysis and Significant Impact Threshold Analysis shall use the methodology provided in the Los Angeles County Department of Public Works Traffic Impact Analysis Report Guidelines. If impacts will be significant, the project applicant shall identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance during project review. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.	Prepare and submit a Traffic Impact Analysis report	Project review	Applicants for projects that generate over 500 trips per day	Public Works
13.	Applicants for all development projects that are required to prepare an	Incorporate into the project EIR a CMP	Environmental review	Applicants for all development	Public Works

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Environmental Impact Report (EIR) shall be subject to the Congestion Management Program (CMP) Land Use Analysis Program, according to the specifications provided in the Congestion Management Program for Los Angeles County by Metro, and shall incorporate into the project EIR a CMP Transportation Impact Analysis, as defined in the CMP Land Use Analysis Program.	Transportation Impact Analysis		projects that are required to prepare an Environmental Impact Report (EIR)	
<i>Sewage</i>					
14.	Applicants for all development projects shall submit copies of proposed project build-out schedules to the Facilities Planning Department of the Los Angeles County Sanitation Districts to ensure the projects are considered in planning future sewerage system relief and replacement projects. The applicant shall verify availability of capacity within the Districts' sewerage system as proposed projects develop.	Submit copies of proposed project build-out schedules and verify availability of capacity within the Districts' sewerage system	Project planning	Applicants for all development projects	Sanitation
<i>Fire/Sheriff</i>					
15.	Applicants for all new residential or mixed-use development projects over 20 units shall include a study and projection of law enforcement deployment for the area, taking into account the amount of growth and traffic flow through the area, and verify the Sheriff Department's capacity to provide law enforcement services.	Submittal and approval of project design	Project planning	Applicants for all new residential or mixed-use development projects over 20 units	Sheriff
16.	Applicants for all development projects must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.	Submittal and approval of project design	Project planning	Applicants for all development projects	Fire
17.	Applicants for all development within the Very High Fire Hazard Severity Zone must comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans.	Submittal and approval of project design	Project planning	Applicants for all development within the Very High Fire Hazard Severity Zone	Fire

6. Conclusion

The Hacienda Heights Community Plan is a forward-looking planning tool that encapsulates the community's shared vision, articulates community-inspired goals and priorities, delineates policies that can transform the community's issues into opportunities, and provides direction on implementation strategies. To be effective, the Plan must be evaluated and adjusted accordingly on an ongoing basis. To stay relevant, the vision must be revisited and reaffirmed. To remain vital, the goals and policies must be updated. To be sustainable, the principles of the Plan must be institutionalized throughout the community and County family.



The Hacienda Heights Library

7. Glossary

Berm: A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.

Community Character: The distinctive local traits, qualities, or attributes that make a place unique, including cultural, natural, and historical attributes. (In Hacienda Heights, community character is encapsulated in the community vision.)

Conservation Areas: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest. In Hacienda Heights, most conservation areas that are managed by the Puente Hills Native Habitat Preservation Authority have the OS-C (Open Space-Conservation) land use designation.

Development: Any change to established landscapes, buildings, or structures caused by construction, placement of structures, excavation, grading, and paving.

Environmentally Sensitive Areas: Areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development. In Hacienda Heights, environmentally sensitive areas are designated and protected with the Significant Ecological Area (SEA) land use overlay.

Goal: A statement that describes in general terms a desired future condition. Goals reflect long-term expectations.

Infrastructure: Public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.

Land Use Map: An officially adopted map that geographically and specifically locates existing and future land uses that have been established in the land use plan.

Land Use Plan: An element of a community, general or comprehensive plan that designates locates existing and future land uses within a planning jurisdiction for residential, commercial, industrial, public or open space use. The land use plan includes the land use map and a written description of the different land use areas or districts. The land use plan serves as the guide for official land use decisions.

Mixed-Use Development: Development that combines residential and commercial uses.

Open Space: Land set aside and permanently restricted for conservation, agriculture or recreation purposes.

Open Space Node: Small pieces of open space that serve as public destinations, connections and community-defining spaces.

Overlay: An additional land use or zoning requirement that modifies the basic requirements of the underlying designation.

Pedestrian Friendly Development: A development that is primarily accessible to pedestrians rather than automobiles with an emphasis on street sidewalks and amenities rather than parking.

Street Furniture: Outdoor fixtures including benches and chairs.

Sustainable Development: Development that meets the needs of the present generation without compromising the needs of future generations.

Traffic Calming: The process of increasing pedestrian safety in residential areas by decreasing automobile speed and volume.

Transitional Design Feature: Landscaping or other design features that act as a transition or buffer between two or more different uses.

Walkways: Any surface designated for pedestrian activity including trails, crosswalks, sidewalks, paths, and passageways.

Zoning: The division of a community by local legislative regulation into areas or zones that implement the community, general or comprehensive plan.

Zoning Map: A map that identifies and defines a community's various zoning designation boundaries and the uses permitted by zoning ordinance within those boundaries.

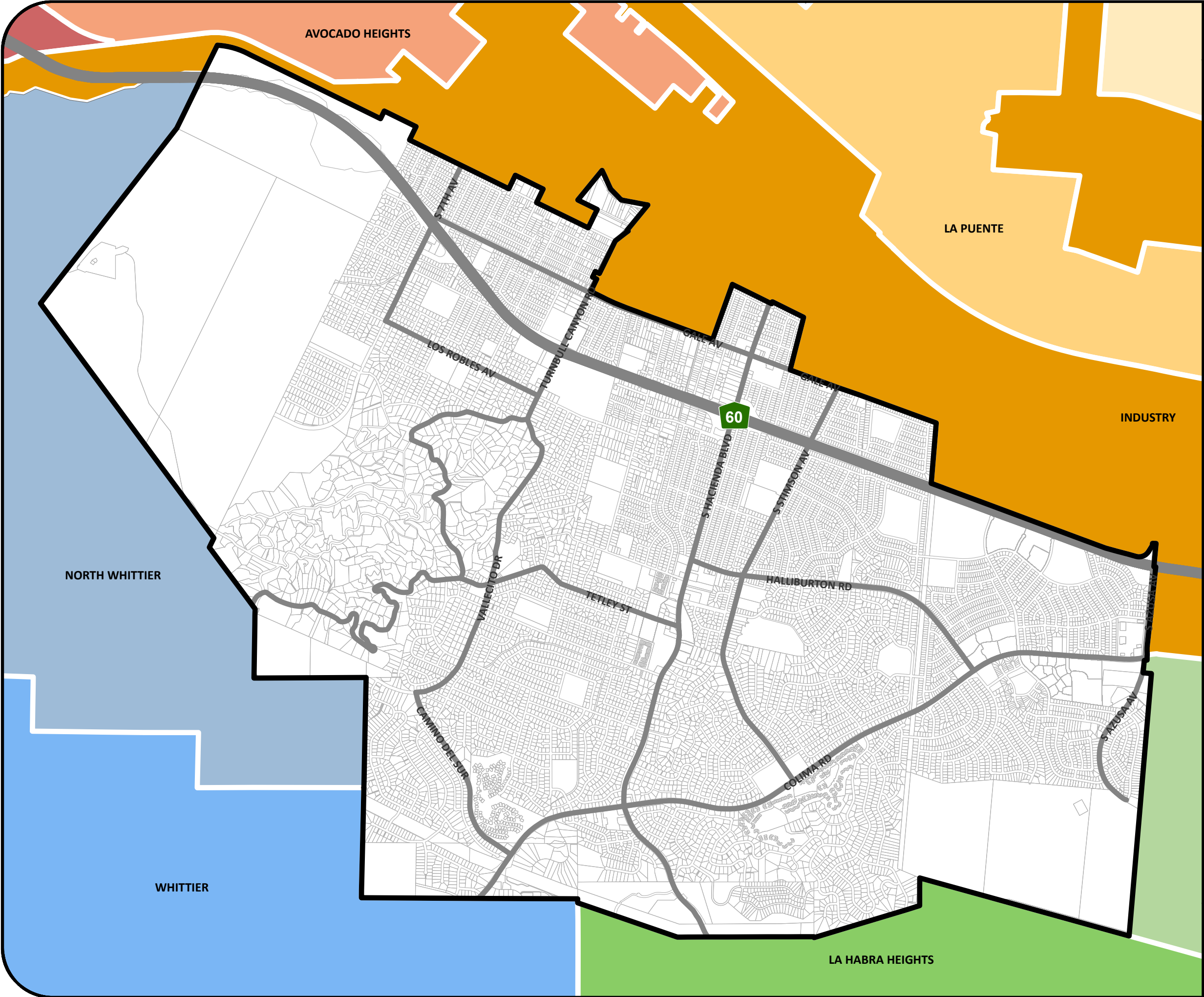
**Recommended Community Plan for Board Adoption
Approved by the Regional Planning Commission**

September 22, 2010

Revised by the Department of Regional Planning

April 14, 2011

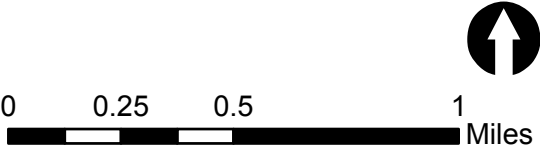
<http://planning.lacounty.gov/hacienda>



HACIENDA HEIGHTS

COMMUNITY PLAN UPDATE

COMMUNITY CONTEXT



DATA SOURCES
 City Boundaries:
 Los Angeles County Department of Regional Planning,
 Los Angeles County Assessor's Office, and
 Los Angeles County Department of Public Works, 2009
 Streets/Freeways:
 Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning
 Created: 4/8/10



Los Angeles County

HACIENDA HEIGHTS Community Plan Update

Land Use Policy

LEGEND

Land Use Policy

- RL10 - Rural Lands 10 (1du/10ac)
- RL2 - Rural Lands 2 (1du/2ac)
- H2 - Residential 2 (0-2 du/ac)
- H5 - Residential 5 (0-5 du/ac)
- H9 - Residential 9 (0-9 du/ac)
- H18 - Residential 18 (9-18 du/ac)
- H30 - Residential 30 (18-30 du/ac)
- H50 - Residential 50 (30-50 du/ac)
- CG - General Commercial
- P-CS - Public and Semi-Public Community Serving
- P-UF - Public and Semi-Public Utilities and Facilities
- P-TF - Public and Semi-Public - Transportation Facilities
- IL - Light Industrial
- OS-PR - Open Space Parks and Recreation
- OS-C - Open Space Conservation

Base Features

- Cultural Feature
- Lot, Cut/Deed, Subdivision and Easement Line
- Parcels
- City / Unincorporated Community Boundary

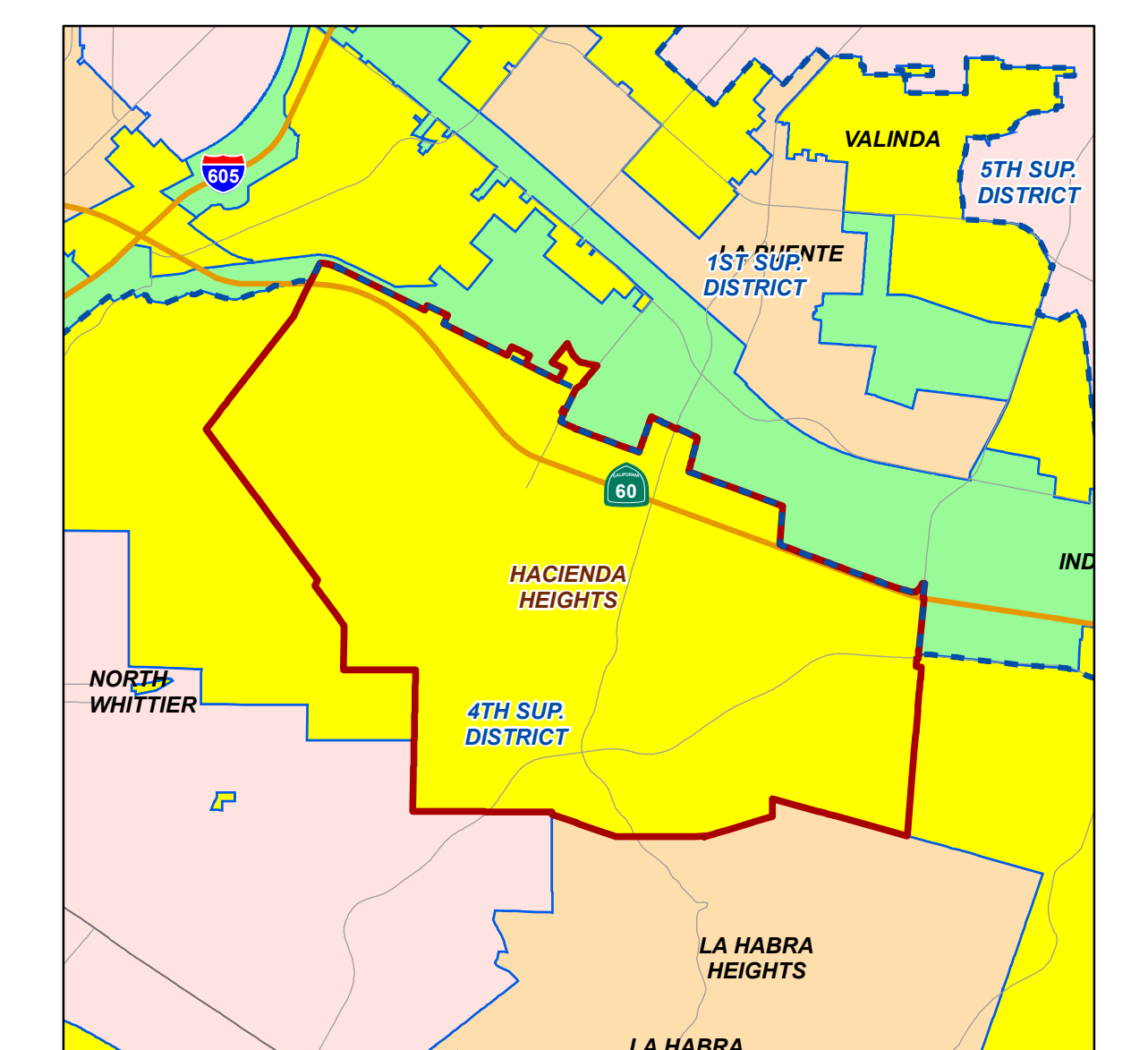
Transit Lines

- MetroLink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction

DATA SOURCES

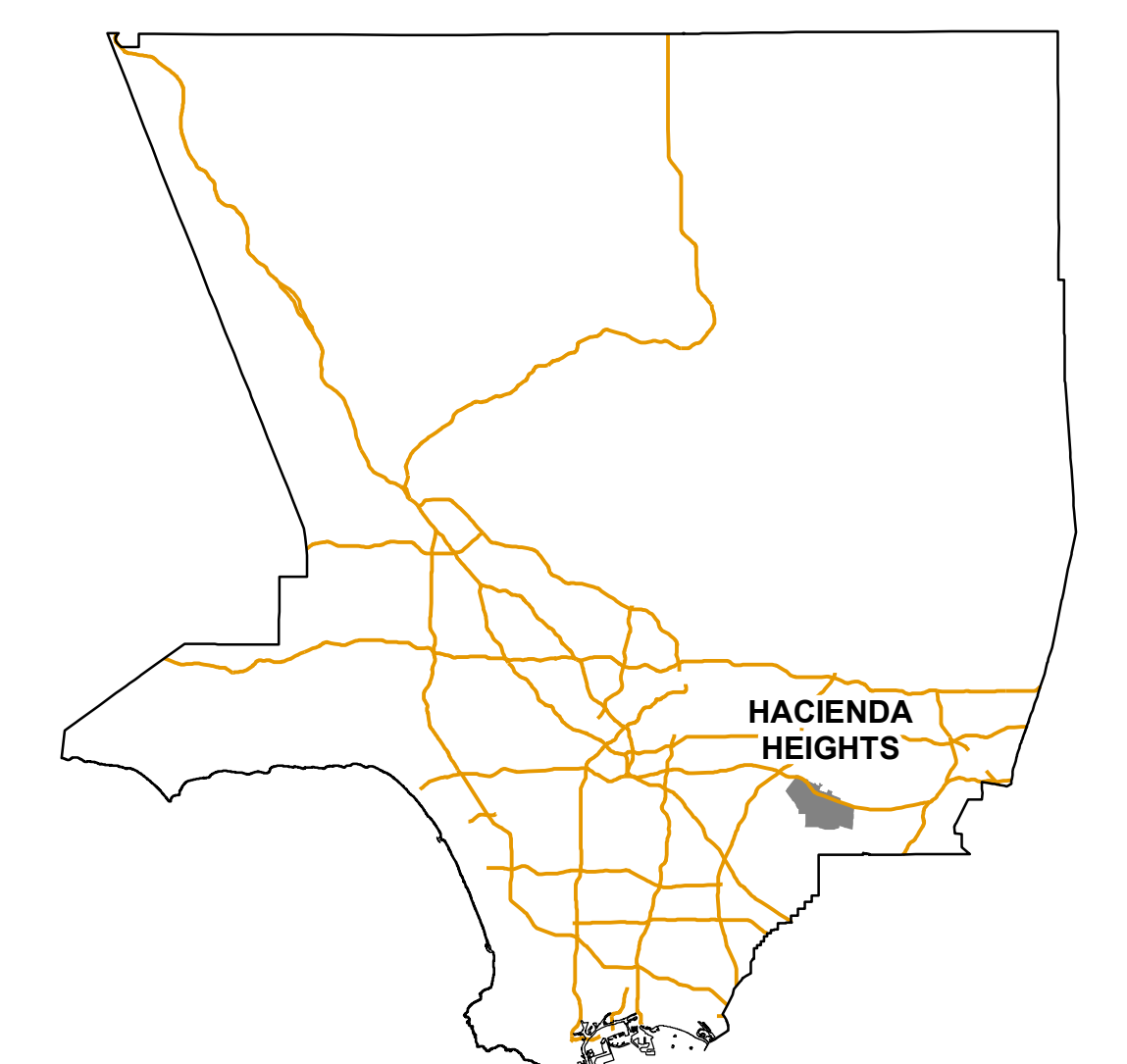
Land Use: Los Angeles County Department of Regional Planning
City Boundaries: Los Angeles County Department of Regional Planning, 2009
Streets/Freeways: Thomas Bros. Map, 2001
* Depicts approved Pacific Heights Subdivision Tract Map 51153, subject to boundary modification upon final recordation.

VICINITY MAP:



NOTE: Colors denote incorporated cities and unincorporated areas and not land use classifications. Blue Dashed Line is the Supervisorial District Boundary.

KEY MAP:

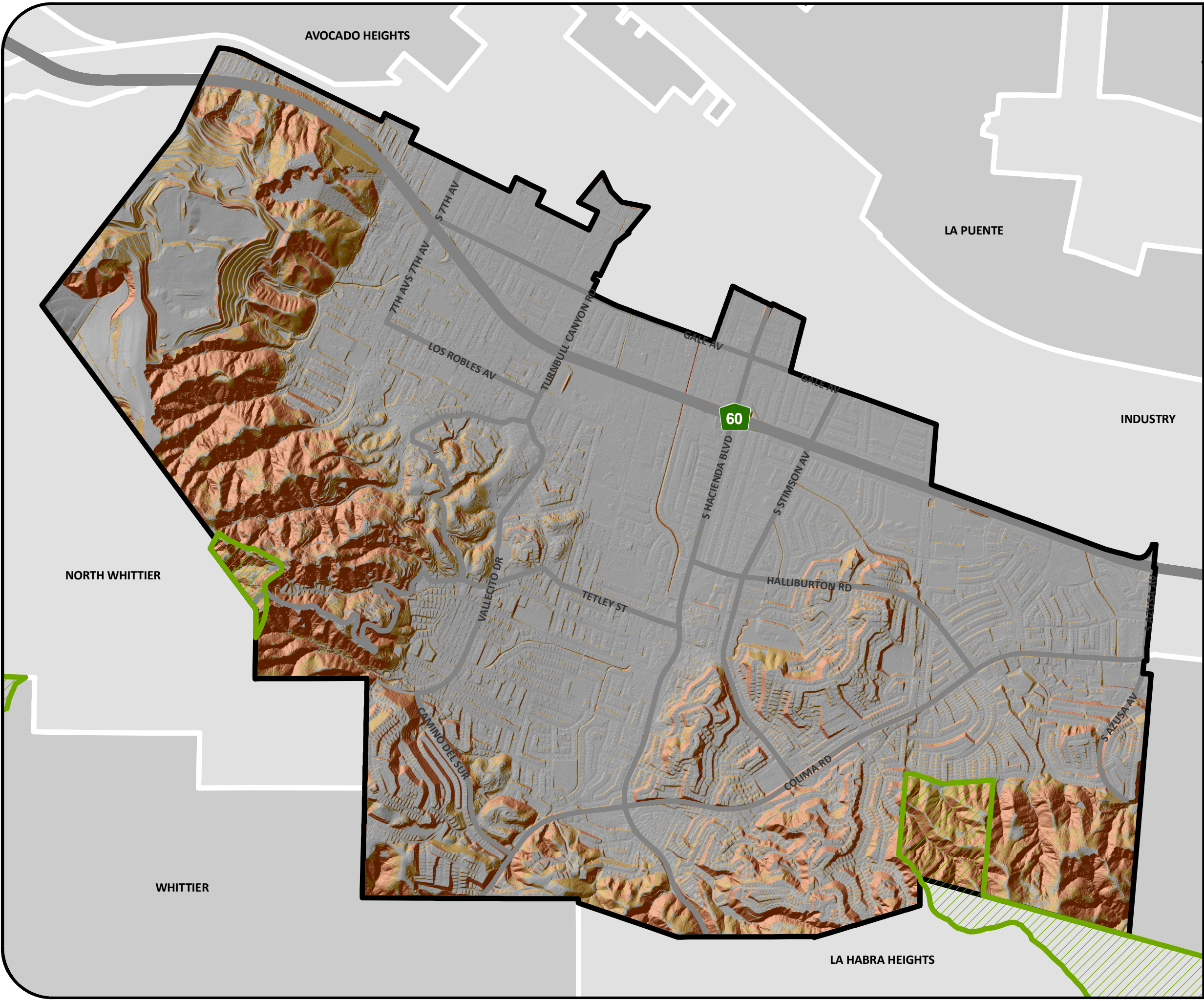


Current as of: May 2011



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Scale in Feet
0 350 700 1,400 2,100 2,800




HACIENDA HEIGHTS


COMMUNITY PLAN UPDATE


OVERLAYS

Proposed Overlays

 Significant Ecological Area

Hillside Management Area (above 25% slope)

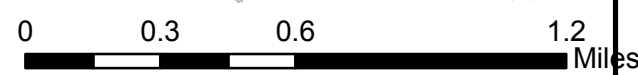
 0 - 25% slope

 25 - 50% slope

 50% + slope



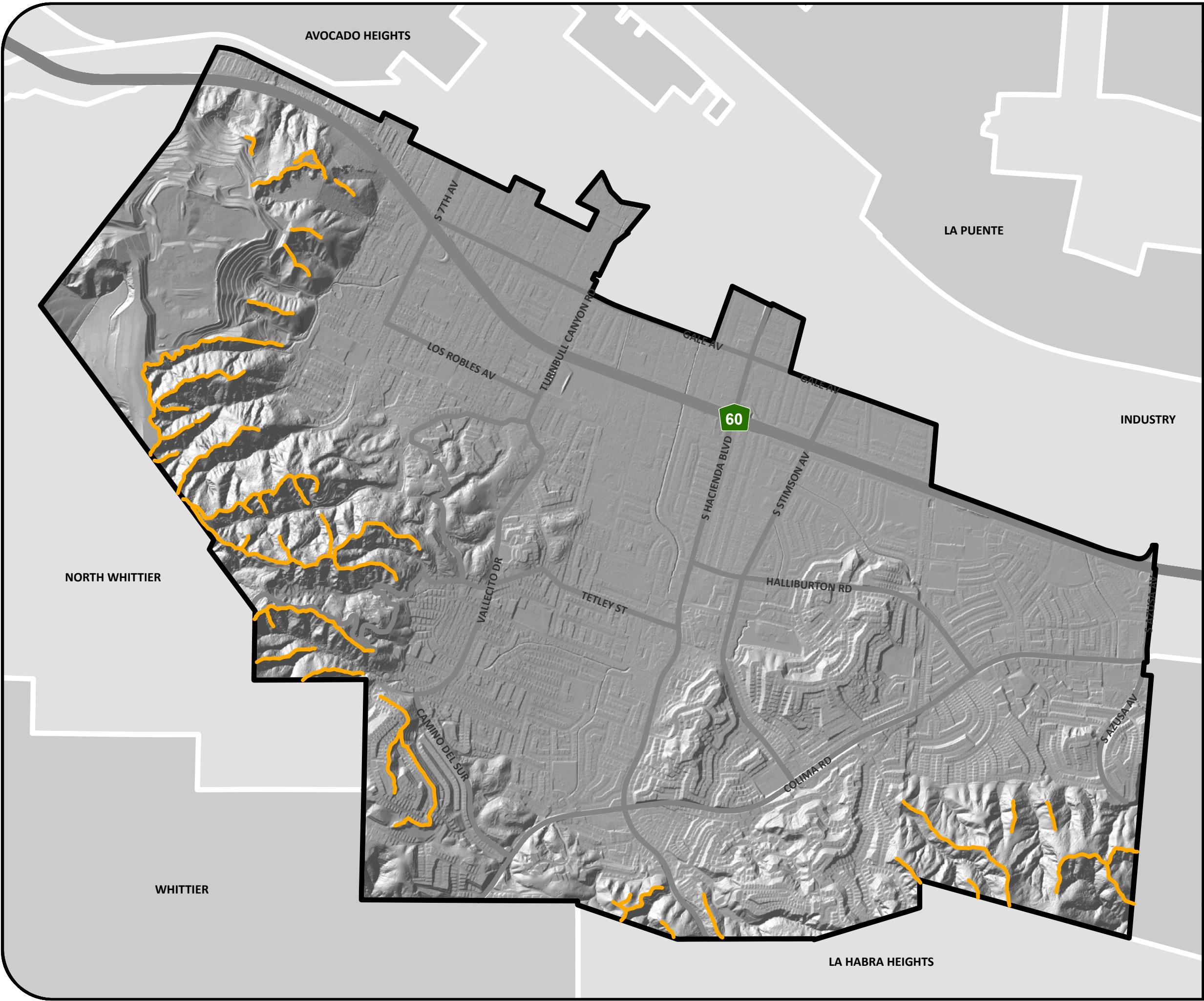
LOS ANGELES COUNTY



DATA SOURCES
Proposed Overlays:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning,
Los Angeles County Assessor's Office, and
Los Angeles County Department of Public Works, 2009
Streets/Freeways:
Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning
Created: 8/18/10



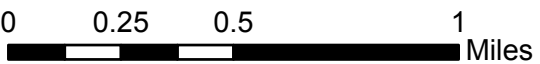


HACIENDA HEIGHTS

COMMUNITY PLAN UPDATE

RIDGELINES

 Ridgelines



DATA SOURCES
Ridgelines:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning,
Los Angeles County Assessor's Office, and
Los Angeles County Department of Public Works, 2009
Streets/Freeways:
Thomas Bros. Map, 2001

Los Angeles County Department of Regional Planning
Created: 4/8/10



ZONING CASE NUMBER 2010-00004-(4)

ORDINANCE NO. _____

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the Hacienda Heights Community Plan, a part of the County General Plan, relating to the Hacienda Heights Zoned District No. 126.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Hacienda Heights Zoned District No. 126, as shown on the Hacienda Heights Community Plan Update map attached hereto, dated March 29, 2011.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Hacienda Heights Community Plan and the General Plan of the County of Los Angeles.

Los Angeles County

HACIENDA HEIGHTS

Zoning

LEGEND:

- Zoning**
- A-1 - Light agricultural
 - A-2 - Heavy agricultural
 - B-1 - Buffer strip
 - C-1 - Restricted business
 - C-2 - Neighborhood commercial
 - CPD - Commercial planned development
 - M-1 - Light manufacturing
 - M-1.5 - Restricted heavy manufacturing
 - O-S - Open space
 - IT - Institutional
 - R-A - Residential agriculture
 - R-1 - Single-family residence
 - R-3-U - Limited multiple residence
 - RPD - Residential planned development
- Base Layers**
- Lot, Cut/Deed, Subdivision and Easement Line
 - Parcels
 - City / Unincorporated Community Boundary

NOTES:

DATA SOURCES

Proposed Zoning: Los Angeles County Department of Regional Planning
City Boundaries: Los Angeles County Department of Regional Planning, 2009
Streets/Freeways: Thomas Bros. Map, 2001

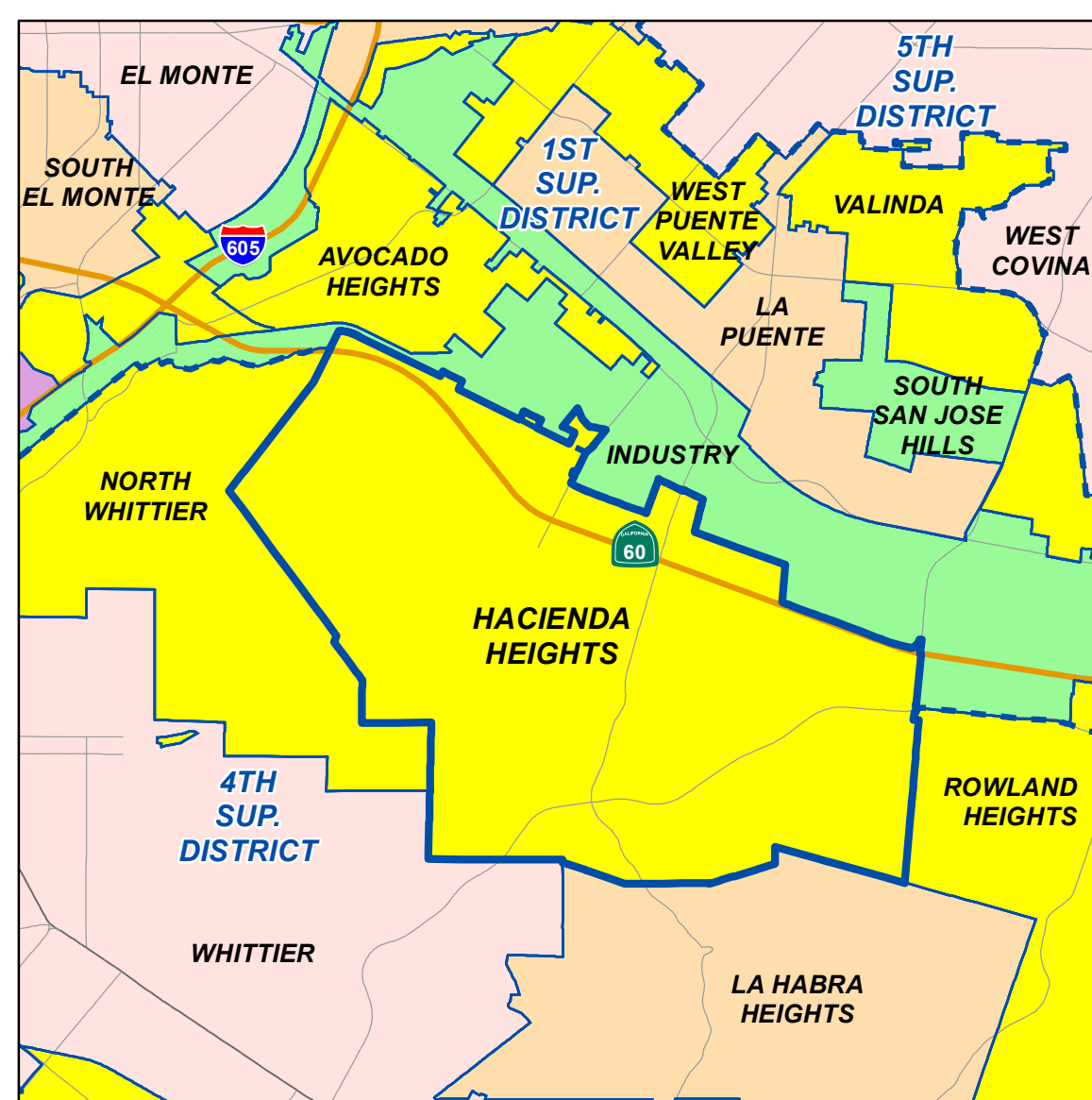
* Depicts approved Pacific Heights Subdivision Tract Map 51153, subject to boundary modification upon final recordation.

For complete Zone designations for each parcel, including minimum lot size requirements, see Parcel Analysis of Existing and Proposed Zoning table, 2/11.

PURSUANT TO SECTION 22.16.020 OF THE COUNTY CODE, THE ZONE BOUNDARY OF A PARCEL SHALL EXTEND TO THE CENTER OF THE ADJOINING ROAD

Dashed lines represent additional parcel linework (easements, cut/deed lines, lot lines, subdivision boundaries and tax rate area lines).

VICINITY MAP:



KEY MAP:



Attachment 3: Legal Notice of Board Hearing (January 2011)

COUNTY OF LOS ANGELES

**NOTICE OF PUBLIC HEARING
ON PROPOSED HACIENDA HEIGHTS COMMUNITY PLAN, ZONE CHANGE
ORDINANCE AMENDMENT TO TITLE 22 (ZONING ORDINANCE) OF THE LOS
ANGELES COUNTY CODE, AND MITIGATED NEGATIVE DECLARATION**

**HACIENDA HEIGHTS COMMUNITY PLAN, ZONE CHANGE ORDINANCE AND
ENVIRONMENTAL ASSESSMENT:**

Proposed comprehensive update to the adopted Hacienda Heights Community Plan, amendment to the Los Angeles County Code (Title 22 – Zoning Ordinance) to change zoning in some areas of Hacienda Heights, and Mitigated Negative Declaration.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended that the Board of Supervisors consider and adopt the Hacienda Heights Community Plan, approve the Zone Change Ordinance, and certify the Mitigated Negative Declaration prepared for the project.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **1:00 p.m. on February 22, 2011**, pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Lisbeth Sinclair or Veronica Siranosian at (213) 974-6425 between 8:00 a.m. and 5:30 p.m. Monday through Thursday or e-mail commplan@planning.lacounty.gov. Project materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov/hacienda>.

Pursuant to the California Environmental Quality Act and County Guidelines, a Mitigated Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment with mitigation.

“ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.”

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Attachment 4: List of Persons Notified of Public Hearing (January 2011)

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to Be Notified* was provided to the Executive Office of the Board of Supervisors.

Attachment 5: Legal Notice of Intent to Adopt a Mitigated Negative Declaration (April 2011)

**COUNTY OF LOS ANGELES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

PROPOSED: HACIENDA HEIGHTS COMMUNITY PLAN, ZONE CHANGE ORDINANCE AMENDMENT TO TITLE 22 (ZONING ORDINANCE) OF THE LOS ANGELES COUNTY CODE, AND MITIGATED NEGATIVE DECLARATION

The purpose of this notice is to inform you that the Los Angeles County Board of Supervisors will conduct a continued public hearing on the proposed Hacienda Heights Community Plan, Zone Change Ordinance and Mitigated Negative Declaration on **May 24, 2011 at 9:30 AM** at the Hall of Administration located at 500 West Temple Street, Los Angeles, CA 90012. You are invited, but not required, to attend the hearing, testify at the hearing, or submit written comments on any of the three documents being considered:

Community Plan: A policy document that guides development for the entire community. The current Hacienda Heights Community General Plan was adopted in 1978 and has not been updated since. The proposed Plan Update reflects changes in the community since the Plan was adopted and addresses additional current issues. The Plan Update includes a land use policy map, which guides where different types of development can occur and how dense development can be. Once adopted, the updated Plan will replace the existing plan in its entirety and will guide development and preservation efforts throughout the community going forward.

Zone Change Ordinance: Part of Title 22, the Zoning Code. Zoning designations contain specific requirements for each parcel of land that dictate minimum lot sizes, development standards, allowable uses, and uses that require permits. The proposed ordinance changes zoning in some parts of the community to ensure that zoning matches the land use policy in the Plan, as required by California State law.

Mitigated Negative Declaration (MND): An environmental finding based on a study of potential environmental impacts of the proposed Plan and Zone Changes. Pursuant to the California Environmental Quality Act and County Guidelines, a Mitigated Negative Declaration has been prepared that shows that the proposed plan and ordinance will not have a significant effect on the environment with mitigation measures in place.

You can view the most recent versions of these documents at the project website at <http://planning.lacounty.gov/hacienda> and at the Hacienda Heights Library, Steinmetz Senior Center and Fourth District Field Office.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Lisbeth Sinclair or Veronica Siranosian at (213) 974-6425 between 8:00 a.m. and 5:30 p.m. Monday through Thursday or e-mail commplan@planning.lacounty.gov. Project materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov/hacienda>.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

Attachment 6: List of Persons Notified of Intent to
Adopt a Mitigated Negative
Declaration (April 2011)

City of Industry
ATTN: Environmental Review
15651 East Stafford Street
City of Industry, CA 91744

City of La Habra Heights
ATTN: Environmental Review
1245 N. Hacienda Road
La Habra Heights, CA 90631

City of Whittier
ATTN: Environmental Review
13230 Penn Street
Whittier, CA 90602

Mr. Bill Yee
Community Development Commission
4800 E. Cesar E. Chavez Ave
Los Angeles, CA 90022

Mr. Eric Chow
Community Development Commission
4800 E. Cesar E. Chavez Ave
Los Angeles, CA 90022

Mr. Alan Lin
Department of Transportation - District 7
IGR/CEQA
100 S. Main Street
Los Angeles, CA 90012

County of Los Angeles Department of
Health Services, Land Use Program
ATTN: Environmental Review
5050 Commerce Drive
Baldwin Park, CA 91706

Ms. Julie Yom
County of Los Angeles Department of Parks
and Recreation
510 S. Vermont Avenue, 2nd Floor
Los Angeles, CA 90020

Ms. Joan Rupert
County of Los Angeles Department of Parks
and Recreation
510 S. Vermont Avenue, 2nd Floor
Los Angeles, CA 90020

Mr. Ken Habaradas
County of Los Angeles Department of Public
Health, Environmental Protection Bureau
5050 Commerce Drive, Room 115
Baldwin Park, CA 91706

Mr. Patrick Nejadian
County of Los Angeles Department of Public
Health, Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706

Toan Duong
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

Mr. Steve Burger
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803

Corey Mayne
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803

Mr. Isaac Wong
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803

Mr. Andy Narag
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

Mr. James Yang
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

Mr. Phil Doudar
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

Mr. Mitch Miller
County of Los Angeles Dept of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

Mr. Frank Vidder
County of Los Angeles Fire Department
Forestry Division
5825 Rickenbacker Road
Commerce, CA 90040

County of Los Angeles Fire Department
Land Development Unit
ATTN: Environmental Review
5825 Rickenbacker Road
Commerce, CA 90040

County of Los Angeles Fire Department
Health Hazardous Materials Division
ATTN: Environmental Review
5825 Rickenbacker Road
Commerce, CA 90040

County of Los Angeles Fire Department
Planning Division
ATTN: Environmental Review
5825 Rickenbacker Road
Commerce, CA 90040

Captain Mike Ponder
County of Los Angeles Fire Department,
Station 91
2691 S Turnbull Canyon Road
Hacienda Heights, CA 91745

Malou Rubio
County of Los Angeles Public Library
P.O. Box 7011
Downey, CA 90214

Terri Maguire
County of Los Angeles Public Library
P.O. Box 7011
Downey, CA 90214

Ms. Adriana Raza
Facilities Planning Dept
1955 Workman Mill Road
Whittier, CA 90607

Mr. Lester Miyoshi
County of Los Angeles Sheriff Dept
A9-East/5th Floor
1000 S. Fremont Avenue
Alhambra, CA 91803

Mr. Rudy Ortega
Local Native American Tribal Council
601 South Brand Blvd., Suite 102
San Fernando, CA 91340

Ms. Andrea Gullo
Puente Hills Landfill Native Habitat
Preservation
7702 Washington Avenue, Suite C
Whittier, CA 90602

Mr. Ian MacMillan
SCAQMD
21865 East Copely Drive
Diamond Bar, CA 91765

Mrs. Cheryl Sowards
3509 Belle River Drive
Haceinda Heights, CA 91745

Mrs. Carolyn Hanson
2677 Turnbull Canyon Road
Haceinda Heights, CA 91745

Mr. Rudy Almeida
924 Beech Hill Dr.
Haceinda Heights, CA 91745

Ms. Debra Bogdanoff, P.E.
Solid Waste Planning Section
1955 Workman Mill Road
Whittier, CA 90607

Deputy Brian Sanford
County of Los Angeles Sheriff Dept
150 North Hudson Avenue
City of Industry, CA 91744

Metropolitan Transportation Authority
Planning Division
ATTN: Environmental Review
One Gateway Plaza
Los Angeles, CA 90012

Mr. John Eckman
HHIA
PO Box 5235
Haceinda Heights, CA 91745

Mr. Dan Garcia
SCAQMD
21865 East Copely Drive
Diamond Bar, CA 91765

Mr. Mark Hansberger
Hacienda La Puente Unified School District,
15959 E. Gale Avenue
City of Industry, CA 91716

Ms. Sita Helms
31121 Holly Drive
Laguna Beach, CA 92651

Mrs. Sharon Pluth
3212 Thaxton Avenue
Hacienda Heights, CA 91745-6429

Mr. Gary T.K. Tse
County of Los Angeles Sheriff Dept
A9-East/5th Floor
1000 S. Fremont Avenue
Alhambra, CA 91803

Mr. Elmer Alvarez
Department of Transportation - District 7
IGR/CEQA
100 S. Main Street
Los Angeles, CA 90012

Metropolitan Water District of Southern
California, Infrastructure and Facilities
ATTN: Environmental Review
P.O. Box 54153
Los Angeles, CA 90054-0153

Rowland Heights Water District
ATTN: Environmental Review
P.O. Box 8460
Rowland Heights, CA 91748

SCAG
818 W. 7th Street, 1th Floor
Los Angeles, CA 90017

Mr. Gary Matsumoto
Hacienda La Puente Unified School District,
15959 E. Gale Avenue
City of Industry, CA 91716

Ta Siu
JS Investment Group,
2955 Wagon Train Lane
Haceinda Heights, CA 91745

Mr. Dickie Simmons
822 Kenneth Hahn Hall of Admin.
500 West Temple Street
Los Angeles, CA 90012

Attachment 7: Legal Notice of Intent to Adopt a Mitigated Negative Declaration (April 2011)

AdTech

New Order



Home

Your Order is sent.

New Order

Copy Order

Order Lookup

Order Tracking

Open [15]

Ready [1]

Sent [1]

Newspapers

Accounting

Reports

Help

Customer Information

Customer Name REGIONAL PLANNING/CO OF L A

Master Id 52551

Address 320 W TEMPLE ST, RM 1383

Phone 2139746437

City LOS ANGELES

Fax -

State - Zip CA - 90012

Product Information

Legal GOVERNMENT - NOTICE OF HEARING

Order Information

Attention Name Lisbeth Sinclair

Billing Reference No. MA-IS-43793-3

Ad Description Hacienda Heights Notice of Public Hearing and Intent to Adopt MND

Sale/Hrg/Bid Date -

Special Instructions

Vermil - Please change the publication date to 4/21/2011. Please call if any issue - 213-974-6425. Also, please provide affidavit/proof of pub as soon as possible. Thank you for all your help!

Orders Created

Order No.	Newspaper Name	Publishing Dates	Ad	Price	Ad Status
2081475	SAN GABRIEL VALLEY TRIBUNE, CA	04/19/2011	Depth : 6.70" Lines : 73	Pricing will be done by DJC	Sent
Order No.	Newspaper	View			
2081475	SAN GABRIEL VALLEY TRIBUNE	View Ad In PDF			

**COUNTY OF LOS ANGELES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

The Los Angeles County Board of Supervisors will conduct a continued public hearing on the proposed Hacienda Heights Community Plan, Zone Change Ordinance and Mitigated Negative Declaration on **May 24, 2011 at 9:30 AM** at the Hall of Administration located at 500 West Temple Street, Los Angeles, CA 90012.

Project Location: Unincorporated community of Hacienda Heights.

Description: An update to the adopted 1978 Hacienda Heights Community General Plan includes the community's vision, goals, policies, land use designations, and implementation items. Once adopted, the updated Plan will replace the existing plan in its entirety and will guide development and preservation efforts throughout the community going forward. In some areas, zone changes are also proposed to achieve consistency between land use and zoning, as required by California State law. Pursuant to the California Environmental Quality Act and County Guidelines, a Mitigated Negative Declaration has been prepared that

shows that the proposed ordinance will not have a significant effect on the environment with mitigation.

Comment Period: Until May 23, 2011.

Please send your written comments to: The Executive Office of the Board of Supervisors at 500 West Temple Street, Los Angeles, CA 90012, Room 383.

Project materials are available for review at: Hall of Records (320 W. Temple St, Los Angeles, CA 90012, Room 1352); Steinmetz Senior Center (1545 S. Stimson Ave, Hacienda Heights, CA 91745); Hacienda Heights Public Library (16010 La Monde St, Hacienda Heights, CA 91745); Fourth Supervisorial Field Office (1199 S. Fairway Dr, Rowland Heights, CA 91789); and, online at

<http://planning.lacounty.gov/hacienda>.

Please direct your questions to: The Department of Regional Planning, Community Studies East at 213-974-6425 or commplan@planning.lacounty.gov, 7:30 AM to 5:30 PM, Monday through Thursday (closed on Fridays).

For reasonable accommodations or auxiliary aids, please contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.

Sinclair, Lisbeth

From: vermyil_thomas@dailyjournal.com
Sent: Wednesday, April 13, 2011 8:41 AM
To: Sinclair, Lisbeth
Subject: Confirmation of Order 2081475 for Hacienda Heights Notice of Public Hearing and Intent to Adopt MND

Dear Customer:

The order listed below has been received and processed. If you have any questions regarding this order, please contact your ad coordinator or the phone number listed below.

Customer Account Number: 120350

Type of Notice : HRG - NOTICE OF HEARING

Ad Description : Hacienda Heights Notice of Public Hearing and Intent to Adopt
MND

Our Order Number : 2081475

Newspaper : SAN GABRIEL VALLEY TRIBUNE

Publication Date(s) : 04/21/2011

Sales/Hrg Date : 05/24/2011

Thank you for using the Daily Journal Corporation.

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DAILY JOURNAL CORPORATION
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Fax: (800) 540 4089 / (213)229-5481

Attachment 8: Revised Recommended Environmental Document for Board Certification and Attachments



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

MITIGATED NEGATIVE DECLARATION
PROJECT NUMBER: R2008-01137

1. **DESCRIPTION:**

The proposed Hacienda Heights Community Plan is an outgrowth of an extensive community-driven process to update the existing Hacienda Heights General Plan, which was adopted in 1978. The Community Plan articulates the community's desired vision for Hacienda Heights and sets specific, action oriented goals and policies to achieve that vision over the next 20 years. The Community Plan Update addresses the issues of community services, health and safety, housing, land use and development, maintenance and appearance, open space and recreation, and transportation in a comprehensive and holistic way. The Community Plan Update also adjusts for changes in the population and development that has transpired since the original Plan was adopted in 1978 and accommodates projected population increases in a manner consistent with the community's vision. The project also includes proposed zone changes to implement the land use policy in the Community Plan and to ensure that any existing inconsistencies between zoning and land use are corrected.

2. **LOCATION:**

Hacienda Heights is an unincorporated community in Los Angeles County of approximately 11 square miles and population of approximately 60,000 located north of the Cities of Whittier and La Habra Heights, south of the City of Industry, east of the unincorporated community of Rowland Heights, and west of the unincorporated community of North Whittier.

3. **PROPONENT:**

County of Los Angeles

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MITIGATION AS IDENTIFIED ON THE PROJECT MITIGATIONS FORM INCLUDED AS PART OF THE INITIAL STUDY

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY:

Veronica Siranosian, AICP, LEED GA (Regional Planner) and Lisbeth Sinclair (Senior Regional Planner), Community Studies East Section, Department of Regional Planning

REVIEWED BY:

Susana Franco-Rogan (Acting Supervising Regional Planner), Community Studies East Section, Department of Regional Planning

DATE:

March 16, 2011

PROJECT NUMBER: R2008-01137

CASES: _____



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date:

Staff Members:

Veronica Siranosian, AICP
Lisbeth Sinclair

Thomas Guide: 637, 638, 677, 678

USGS Quad: El Monte, Baldwin Park, Whittier, La Habra

Location: Hacienda Heights is an unincorporated community in Los Angeles County of approximately 11 square miles and population of approximately 60,000 located north of the Cities of Whittier and La Habra Heights, south of the City of Industry, east of the unincorporated community of Rowland Heights, and west of the unincorporated community of North Whittier

Description of Project: The proposed Hacienda Heights Community Plan is an outgrowth of an extensive community-driven process to update the existing Hacienda Heights General Plan, which was adopted in 1978. The Community Plan articulates the community's desired vision for Hacienda Heights and sets specific, action-oriented goals and policies to achieve that vision over the next 20 years. The Community Plan Update addresses the issues of community services, health and safety, housing, land use and development, maintenance and appearance, open space and recreation, and transportation in a comprehensive and holistic way. The Community Plan Update also adjusts for changes in the population and development that has transpired since the original Plan was adopted in 1978 and accommodates projected population increases in a manner consistent with the community's vision. The project also includes proposed zone changes to implement the land use policy in the Community Plan and to ensure that any existing inconsistencies between zoning and land use are corrected.

Gross Acres: Approximately 7,040 acres

Environmental Setting: Hacienda Heights is bounded by the City of Industry to the North, the Cities of Whittier and La Habra Heights to the South, unincorporated Rowland Heights to the east, and unincorporated North Whittier to the west. Surrounding land uses include industrial areas in the City of Industry to the North; open space recreational areas in the Puente Hills to the South; open space areas, the Rose Hills Cemetery, and residential uses in North Whittier to the west; and residential and commercial uses in Rowland Heights to the east. Portions of the Puente Hills Native Habitat Preservation Authority lands exist within the community as do Los Angeles County Designated Special Management Areas (formerly named Significant Ecological Areas). The community is developed predominantly with single-family residences and a few commercial areas. North and south of the 60 Freeway the community is generally flat. The topography begins to slope gently and then steeply south of Colima Road.

Zoning: The majority of Hacienda Heights is zoned R-1 (Single-Family Residence Zone) and R-A (Residential Agricultural Zone). Several residential areas concentrated around Colima Rd. are also zoned RPD (Residential

Planned Development Zone). A few R-3 (Limited Multiple Residence Zone) areas exist along the 60 Freeway. A-1 and A-2 (Light Agricultural and Heavy Agricultural) zoned parcels exist mostly in the western portion of the community, with additional areas of A-1 and A-2 zoning along the southern edge of the community, the northeastern portion of the community south of the 60 Freeway and north of the 60 Freeway abutting the City of Industry. Small pockets of C-1, C-2, C-3, C-H, and CPD (Restricted Business, Neighborhood Commercial, Unlimited Commercial, Commercial Highway, and Commercial Planned Development) zoned parcels exist mostly along Hacienda Blvd and at the intersection of Colima Road and Azusa Ave.

Community Standards District: None

General Plan: The Los Angeles County General Plan land use map designates the majority of the Hacienda Heights Community as 1 (Low Density Residential). Several small pockets of the community are designated as C (major commercial) and 2 (Low/Medium Density Residential). On the western edge of the community a large area is designated as R (Non-Urban). Two areas of the community are designated as SEA (Significant Ecological Areas). The Sycamore-Turnbull Canyon SEA (#44) is in the southwest portion of the community, and the Powder Canyon – Puente Hills SEA (#17) is in southeast corner of the community.

Community/Area wide Plan: The Hacienda Heights Community General Plan designates the majority of the land in the community as U1 (Urban 1, 1.1-3.2 unit per acre) or U2 (Urban 2, 3.3-6.0 units per acre). The southwest and southeast portions of the community are designated as N2 (Non-urban 2, 0.3-1.0 units per acre). Several pockets of Commercial designated parcels exist along Hacienda Blvd. and at the intersection of Colima Rd. and Azusa Ave. A small portion of the community located north of the 60 Freeway is designated as Industrial. Open Space areas are located at the western edge and southeastern corner of the community, with several Open Space designated areas dispersed throughout the community.

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

N/A

The Hacienda Heights Community and Recreation Center will be located on nine acres of land currently owned by the Hacienda-La Puente Unified School District at 1234 Valencia Avenue in Hacienda Heights. In 2009, the Board of Supervisors dedicated \$220,433 towards planning, design, and other architectural services required to develop a master plan for the community center site.

Tract # TR51153

Approved (by Regional Planning Commission, October 21, 2009) subdivision located in the southeast portion of the community immediately west of Schabarum Regional Park currently accessible by Apple Creek Road. Developed by Pacific Communities Builder, Inc., the subdivision proposes 53 units (47 single family, 4 open space, 1 parking and 1 public lot) on 114.03 acres. This site is within the Powder Canyon Puente Hills Significant Ecological Area (SEA #17)

Tract # TR060358

Pending subdivision located immediately north of the 60 freeway currently accessible by Galemont Ave. Developed by LA County Community Development Commission, the L-shaped lot is comprised of 6 assembled lots (total acreage not available). Proposes 24 condominiums. Reduced setbacks and density bonus for affordable housing.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input checked="" type="checkbox"/> LA Regional Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board
(Check if septic system proposed) | |

Trustee Agencies

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | |

Special Reviewing Agencies

- | | |
|---|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> High School District- Hacienda La Puente Unified School District |
| <input type="checkbox"/> National Parks | <input checked="" type="checkbox"/> Elementary School District- Hacienda La Puente Unified School District |
| <input type="checkbox"/> National Forest | <input checked="" type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base | <input checked="" type="checkbox"/> Hacienda Heights Improvement Association |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input checked="" type="checkbox"/> Metropolitan Water District |
| | <input checked="" type="checkbox"/> Puente Hills Landfill Native Habitat Preservation Authority |
| <input checked="" type="checkbox"/> City of Whittier | <input checked="" type="checkbox"/> City of La Habra Heights |
| <input checked="" type="checkbox"/> City of Industry | <input checked="" type="checkbox"/> Rowland Heights Community Coordinating Council |

Regional Significance

- | | |
|---|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Water Resources |
| <input checked="" type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input checked="" type="checkbox"/> Air Quality | |

County Reviewing Agencies

- | | |
|--|--|
| <input type="checkbox"/> Subdivision Committee | <input checked="" type="checkbox"/> Sheriff Department |
| <input checked="" type="checkbox"/> Sanitation Districts | <input checked="" type="checkbox"/> Department of Public Health |
| <input checked="" type="checkbox"/> DPW: Land Development Division | <input checked="" type="checkbox"/> Department of Parks and Recreation |
| <input checked="" type="checkbox"/> Fire : Planning Division | |
| <input checked="" type="checkbox"/> DHS: Land Use Program (Septic Wells) | |

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			Potential Concern
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
HAZARDS	1. Geotechnical	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Greenhouse Gas Emissions	14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	29	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	30	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Education	36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	40	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mitigation Measures	49				

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

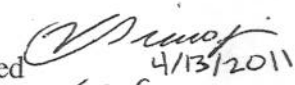

- ☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the **proposed project may exceed established threshold criteria**. As needed, future applicants will agree to modification of each of their projects so that they will not have a significant effect on the physical environment. The modifications to mitigate potential impacts are identified on the Project Mitigations Form included as part of this Initial Study.

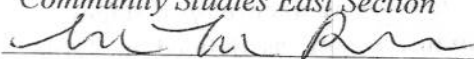
- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Veronica Siranosian, AICP, LEED GA (Regional Planner)*
Lisbeth Sinclair (Senior Regional Planner)
Community Studies East Section

Signed 
and 
Dated: 4/13/2011

Approved by: *Susana Franco Rogan (Acting Supervising Regional Planner)*
Community Studies East Section



Signed
and
Dated: 4/13/2011

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?</p> <p><i>The Whittier Fault crosses the southern section of the community. The proposed Community Plan does not grant entitlements for any projects in active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area containing a major landslide(s)?</p> <p><i>The southern and western edges of the community are in a Landslide Zone. However, the proposed Community Plan does not grant entitlements for any projects in an area containing a major landslide.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area having high slope instability?</p> <p><i>The southern and western edges of the community are in a Landslide Zone. The proposed Community Plan does not grant entitlements for any projects in an area containing a Landslide Zone.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?</p> <p><i>The north, central, and eastern portions of the community are located in a Liquefaction Zone. The proposed Community Plan does not grant entitlements for any projects in an area containing a Liquefaction Zone.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?</p> <p><i>The proposed project is a Community Plan and does not entail the construction of sensitive land uses, such as schools, hospitals, or public assembly sites. The proposed Community Plan supports the development of a community center. The proposed location is not in close proximity to a significant geotechnical hazard.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?</p> <p><i>The Community Plan is a land use policy document. It does not entail any grading. The Community Plan sets goals and policies that would guide future grading in the community to minimize impacts on the natural topography. Specifically, Goal LU-4: Protected hillsides and ridgelines; Policy LU 4.1: Minimize alteration of the hillside caused by development; Policy LU 4.2: Promote contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage; and, Policy LU 4.3: Locate new structures off the top of a ridgeline (as shown on Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges.</i></p>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?</p> <p><i>The proposed Community Plan is a land use policy document and does not grant entitlements for any project. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.</i></p>

h. ☒ ☐ ☐

Other factors?

The Community Plan contains Policy LU 5.2: Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.

A Maybe response indicates that a portion of the community may be within a hazard area, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 110, 111, 112, and 113, and Chapters 29 and 70

☐ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

☐ OTHER CONSIDERATIONS

☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?</p> <p><i>Several major drainage courses exist in the Puente Hills, located in the southwest portion of the community. Major drainage courses also run along Hacienda Boulevard and Stimson Avenue in the central portion of the community. However, the Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?</p> <p><i>One small portion in the center of the community, located south of the intersection of Hacienda Boulevard and Newton Street, contains a FEMA 100 and 500 year floodplain. However, the Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in or subject to high mudflow conditions?</p> <p><i>The southern portion of the community slopes significantly. However, the Community Plan does not grant entitlements for any projects. Future development projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid mudflow impacts.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project contribute or be subject to high erosion and debris deposition from run-off?</p> <p><i>Some portions of Hacienda Heights are subject to high erosion and debris deposition from run-off. However, the proposed project is a Community Plan and no grading is entitled by the Plan.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project substantially alter the existing drainage pattern of the site or area?</p> <p><i>The Community Plan is a policy document that does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes. The Community Plan also supports low-impact development, which seeks to minimize alteration of existing drainage patterns caused by new development. Specifically, Goal C-4: A community that conserves its natural resources; and, Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development.</i></p>

f. ☒ ☐ ☐ Other factors (e.g., dam failure)?

A Maybe response indicates that a portion of the community may be within a flood area, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.

STANDARD CODE REQUIREMENTS

- ☒ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☒ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

- ☐ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☒ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?</p> <p><i>The hilly portions of the community located in the southwest, south, and southeast are located in a Very High Fire Hazard Severity Zone. The proposed Community Plan decreases allowable development in these areas (as indicated on the Proposed Land Use Map in the Community Plan) as compared to what is currently allowed and contains goals to minimize fire hazard risk, specifically, Goal LU-5: New development with minimal risk from natural hazards.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?</p> <p><i>The Fire Department has not indicated that areas served by inadequate access exist.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?</p> <p><i>The proposed project is a Community Plan. It does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes. Within the high fire hazard areas, the Plan does not allow for additional development that was not already allowed with the adopted Plan.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having inadequate water and pressure to meet fire flow standards?</p> <p><i>The Fire Department has not indicated that areas with inadequate water and pressure exist.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?</p> <p><i>The community consists almost entirely of residential and commercial uses that are not considered a potential dangerous fire hazard. However, neighboring industrial uses in the City of Industry close to the Hacienda Heights border include chemical and allied products; paints, varnishes, lacquers and enamels; calcium-based alkaline products; and, secondary smelting and refining on nonferrous metals.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the proposed use constitute a potentially dangerous fire hazard?</p> <p><i>The proposed project is a Community Plan and does not grant entitlements for any projects that would constitute a potentially dangerous fire hazard. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes.</i></p>

g. ☒ ☐ ☐

Other factors?

A Maybe response indicates that a portion of the community may be within a fire area, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.

STANDARD CODE REQUIREMENTS

- ☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- ☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- ☒ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located near a high noise source (airports, railroads, freeways, industry)?</p> <p><i>The 60 Freeway runs through the northern portion of the community. Future projects proposed near high noise sources must comply with existing County codes and policies, including the County Noise Ordinance.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?</p> <p><i>There are noise sensitive uses located in Hacienda Heights, including senior citizen facilities and schools. However, the Community Plan Update does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?</p> <p><i>The proposed project is a Community Plan, which does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance. The Plan contains goals and policies to address noise. Specifically, Goal PH-1: A community free of nuisance-causing noise; Policy PH 1.1: Encourage the use of walls, earth berms, landscaping, setbacks, or a combination of these strategies, to mitigate noise-related disturbances; and, Policy PH 1.2: Locate sensitive receptors including schools, hospitals, and convalescent homes in areas sufficiently removed from high noise generators.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?</p> <p><i>The proposed project is a Community Plan, which does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>A Maybe response indicates that a portion of the community may be located near a noise source, as described in each setting. In those instances, future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, which are neither defined nor altered in the Draft Community Plan, which is the project this Initial Study evaluates. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review.</i></p>

STANDARD CODE REQUIREMENTS

- ☒ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- ☒ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ MITIGATION MEASURES

☐ Lot Size

☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

HAZARDS - 5. Greenhouse Gas Emissions

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Community Plan is a policy document that does not entail any direct physical changes, although it provides for the possibility of direct physical changes through future development projects, some of which would be reviewed individually for potentially significant environmental impacts.

Construction of future new land uses would result in greenhouse gas emissions. At this time, construction project-specific information is not known, including demolition requirements, construction phases, start dates, end dates, project size, and work days/weeks and no specific projects are proposed as part of the Community Plan Update. Therefore, construction related emissions cannot be quantified at this time. Construction related greenhouse gas emissions would be evaluated on a case-by-case basis for future projects that are subject to CEQA review.

Potential long-term impacts to GHG emissions were evaluated using the Urban Emissions model (URBEMIS v9.2.4), released by the California Air Resources Board. Three scenarios were calculated: existing development, maximum build-out of the adopted Plan, and maximum build-out for the proposed Plan. Based on this analysis, the proposed Plan results in net GHG emissions of 46,289,67,122 MT of CO₂ equivalent when compared to the baseline and 48,766,39,599 MT of CO₂ equivalent when compared to the adopted Plan. These net increases are below the 100,000 MT significance threshold set by CARB for regional transportation projects, which is the most relevant available threshold. Therefore, the Community Plan has a less than significant impact on greenhouse gas emissions. Details related to the methodology, data inputs, assumptions, threshold of significance, and outputs can be found in Appendix I.

The proposed Plan also contains goals and policies that have the potential co-benefit of offsetting GHG emissions of future development. For example, Policy LU 1.3: Encourage mixed-use in commercial areas; Policy M 1.1: Promote "complete streets" that safely accommodate pedestrians, cyclists, and motorists; Policy M 4.2: Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects; Policy C 4.1: Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; and Policy C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices. The Plan's land use map and associated zone changes reinforce these policies by increasing allowable density in areas with access to transit service and existing utilities and decreasing allowable density in sparsely developed areas with no access to transit.

b



Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Currently, there is no comprehensive greenhouse gases reduction plan in place for the community or Los Angeles County, although the County's Green Building Ordinances (Green Building, Drought-Tolerant Landscaping, and Low-Impact Development) do include regulations that have the potential co-benefit of reducing greenhouse gas emissions. Specifically, the Green Building Ordinance (Section 22.52.2100 of the LA County Code) intends to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Community Plan supports this intent through its goals and policies as discussed above as well as through implementation strategy Conservation 1: "Ensure that new development proposals are consistent with the guidelines established in the County Green Building ordinance." Applicable future development projects within the community are also required to comply with the Green Building Ordinance requirements.

In the absence of a local adopted plan to reduce greenhouse gases, the project is evaluated against State and regional plans. Specifically, the Southern California Association of Governments Compass Blueprint Principles, the California Attorney General's Office "Sustainability and General Plans: Examples of Policies to Address Climate Change" (2010), and the California Air Pollution Control Officers Association "Model Policies for Greenhouse Gases in General Plans" (2009). The Plan was evaluated for consistency with the above documents' goals and policies. A complete comparison table and discussion is included in Appendix 1. The analysis found that the Plan contains numerous goals and policies that support efficient future development that will reduce greenhouse gas emissions. In cases where the Plan was found to be deficient, model goals, policies, or mitigation measures were refined or added to ensure consistency.

Additionally, Air Quality Mitigation Measures 6, 7, and 8 require that future projects within Hacienda Heights that are subject to CEQA review incorporate mitigations to lessen any potential environmental impacts to less than significant. Greenhouse Gas Emissions Mitigation Measures 2, 3 and 4 require that future projects within Hacienda Heights that are evaluated and may have a potentially significant impact on emissions incorporate GHG reduction features into the project design, implement onsite measures that provide direct GHG emission reductions onsite, and implement neighborhood mitigation measure projects. Finally, Mitigation Measure 5 requires the Los Angeles County Internal Services Department to develop, adopt, and implement of a Climate Action Plan including an emissions inventory, targets, and monitoring as well as mechanisms to allow for revisions to the Climate Action and Community Plan as necessary. With these mitigation measures the Community Plan is consistent with applicable greenhouse gas reduction plans, policies, and regulations.

To ensure that projects subject to CEQA review comply with these mitigation measures, the entire Mitigation Monitoring Program is contained within to the

Community Plan. The mitigation measures will therefore be adopted with the Plan and when future projects undergo review for consistency with the Community Plan they will also be reviewed for consistency with the mitigation measures.

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on greenhouse gas emissions?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells?</p> <p><i>The vast majority (90%) of Hacienda Heights is adequately served by San Gabriel Valley WC or Suburban Water Systems, which must comply with State standards. The proposed Community Plan does not grant entitlements for any projects in areas with known water quality problems. Projects proposed in areas with known water quality problems or that propose the use of individual water wells shall comply with County codes and policies, including the County Public Health Department's standard for private wells. (See: San Gabriel Valley Water Company Urban Water Management Plan for Operations Within the Boundaries of Upper San Gabriel Valley Municipal Water District (2005) and Rowland Water District Water Sources (2008).)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project require the use of a private sewage disposal system?</p> <p><i>The proposed Community Plan does not grant entitlements for any projects. Some future residential development may require private sewage disposal systems, which must comply with the County Health Code and Plumbing Code.</i></p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?</p> <p><i>N/A</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?</p> <p><i>The proposed Community Plan does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes pertaining to groundwater quality or water runoff. The Countywide Low-Impact Development Ordinance contains requirements that would minimize impacts of new construction on storm water runoff. Furthermore, the Community Plan encourages low-impact development. Specifically, Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?</p> <p><i>No development is entitled as part of the Community Plan update. Developments allowed under the Community Plan have to comply with County Codes pertaining to water discharges and storm water, including the Low-Impact Development Ordinance.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

STANDARD CODE REQUIREMENTS

- ☒ Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- ☒ Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- ☒ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

- ☐ Lot Size
- ☐ Project Design
- ☐ Compatible Use
- ☐ Septic Feasibility Study
- ☐ Industrial Waste Permit
- ☐ National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?</p> <p><i>The proposed Community Plan seeks to accommodate projected population increases in a manner consistent with the community's vision and the Los Angeles County General Plan. Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, the proposed Community Plan increases the total maximum allowable units that can be developed within the community to 20,64522,095 as compared to 17,0784 units currently built (Los Angeles County Assessor, 2010) and 20,151 maximum units allowed under the adopted 1978 Community General Plan. Based on gross acres per land use category, an additional 3,073 units could be built under the adopted Plan compared with an additional 3,5675,017 units that could be built under the proposed Plan. Therefore the proposed Plan allows a maximum additional 1,944494 units over its 30 year planning horizon compared with the adopted Plan, or an average of 61 units per year over the life of the Plan. Recent development patterns indicate that development should not exceed half this maximum potential. According to Los Angeles County Assessor data, there has been an average of 30 units developed per year for the last 30 years, a steady and steep trend of decreasing development per year for the last 40 years, and no current pending subdivision is over 50 units in size.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?</p> <p><i>The proposed Community Plan establishes goals and policies to guide future development in Hacienda Heights and does not entail the construction of schools, hospitals, parks, or other sensitive uses located near a freeway or heavy industrial use. Specifically, Policy LU 5.1: Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools. The proposed Community Plan land use map allows the continuance of existing educational facilities and parks in their current locations. Some existing schools and the proposed Hacienda Heights Community and Recreation Center are in close proximity to the 60 Freeway. The Community Plan does not expand sensitive uses near freeways or heavy industrial uses. Mitigation measure 7 requires that projects adhere to minimum separation recommendations outlined in the California Air Resources Board Air Quality and Land Use Handbook (2005) and that projects that cannot meet these recommendations be designed to minimize air quality impacts.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?</p>

The maximum build-out of the proposed Plan will increase emissions relative to the adopted Plan, but will significantly decrease emissions of CO, VOC, and NOx relative to existing conditions, due to the anticipated decrease in the future emission rates for vehicular sources. However, the net increases for PM10 and PM2.5 for the proposed Plan as compared to existing conditions are above the SCAQMD thresholds. Therefore the project may result in significant air quality impacts if maximum build-out is achieved. Although this level of future development is unlikely based on historical trends, mitigation measures are required to bring potential impacts to a less than significant level. Mitigation Measure 10 requires compliance with applicable Air Quality Management District Rules to minimize impacts of future development to less than significant levels.

- d. ☐ ☐ ☒ Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
- Hacienda Heights contains portions of the Puente Hills Landfill, which operates under the regulatory structure of CalRecycle, SCAQMD, the Los Angeles Regional Water Quality Control Board, and others. While odors and dust are infrequently detected offsite, these nuisance odors and dust are rare and localized. If these events do occur, they are short-term and transient in nature. The landfill has a "state-of-the-art" gas control system and is in full compliance with SCAQMD Rule 1150.1. The Los Angeles County Sanitation Districts conducts routine monitoring of the landfill surface, below ground along the perimeter, and the ambient air to ensure maximum gas collection efficiency. Puente Hills Landfill will perform final closure activities under the regulatory structure of CalRecycle, SCAQMD, the Los Angeles Regional Water Quality Control Board, and others. These activities will include the placement of final cover on the site, as well as installation and continuing maintenance of environmental control systems. The landfill is operated in an environmentally sound manner, and will continue to do so through closure and the post closure maintenance period. The 60 Freeway also runs through the community. Vehicles traveling along the freeway may generate hazardous emissions. The Landfill is scheduled to close in 2013 during the planning period for the Community Plan. Consistent with the Conditional Use Permit that regulates operations of the landfill (CUP No. 02-027-(4)), the proposed Community Plan supports the creation of a park at the site of the landfill after closure, which would decrease a source of dust and odor in the community. Furthermore, the Plan does not revise, replace, or attempt to supersede existing standards or procedures to ensure compliance with County codes and policies.
- e. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- The proposed Community Plan establishes goals and policies to guide future development and would not alter or have any other effect on the implementation of applicable air quality plans. Specifically, Goal M-4: Community circulation plans consistent with regional and state transportation goals. In accordance with the 2007 Air Quality Management Plan by AQMD, the Plan helps the County to coordinate its efforts and to work cooperatively with other responsible agencies to address issues of air quality in land use (e.g., policies to site sensitive receptors away from potential contaminants) and transportation planning (e.g., reducing vehicle miles traveled by promoting alternate modes).
- f. ☒ ☐ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Hacienda Heights is located in Los Angeles County, which is a nonattainment area, and development in the community will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. As can be seen in Appendix A, based on a model that evaluated the maximum development potential the Plan would exceed thresholds for PM10 and PM2.5. While this level of future development is unlikely based on historical trends, mitigation measures are required. Mitigation Measure 10 requires compliance with applicable Air Quality Management District Rules to minimize impacts of future development to less than significant levels. Plan Policy C4.4 also promotes air resource management best practices. To offset these potential emissions, the Community Plan furthermore contains goals and policies to encourage alternative modes of transportation, which may offset increases to air quality impacts caused by new development. Specifically, Goal LU-1: Well designed, walkable residential neighborhoods that provide various housing types and densities; Policy LU 1.2: Concentrate new higher density (H9 and above) residential development along existing commercial corridors, near transit routes and close to other community serving facilities; Goal M-1: A variety of options for mobility into and out of the community; Policy M 1.6: Promote Dial-a-Ride or other senior paratransit service; Goal M-2: Safe and well-maintained bike routes and facilities; and, Goal M-3: Safe and well-maintained pedestrian pathways.

g. ☒ ☐ ☐

Would the project result in a cumulatively considerable **net increase of any criteria pollutant** for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?

Hacienda Heights is located in Los Angeles County, which is a nonattainment area, and development in the community will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. As can be seen in Appendix A, based on a model that evaluated the maximum development potential the Plan would exceed thresholds for PM10 and PM2.5. While this level of future development is unlikely based on historical trends, mitigation measures are required. Mitigation Measure 10 requires compliance with applicable Air Quality Management District Rules to minimize impacts of future development to less than significant levels.

h. ☐ ☐ ☐

Other factors?

STANDARD CODE REQUIREMENTS

☒ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?</p> <p><i>The majority of Hacienda Heights is developed with residential, commercial, park, public, and semi-public uses. Relatively undisturbed and natural areas exist in the southern portion of the community in the Puente Hills. Portions of two adopted SEAs (currently proposed in the Community Plan Update to be combined into the Puente Hills SEA are located in the community. On the western edge of the community is the Sycamore-Turnbull Canyons SEA #44 while the eastern edge of the community contains part of the Powder Canyon-Puente Hills SEA #17. The proposed Community Plan would not alter existing Countywide policies relating to SEAs. Future development projects within those areas of the community will be scrutinized for potential environmental impacts during the project review proceedings, according to the County's SEA protocols, which are neither defined nor altered in the Draft Community Plan. At that time, reviewing agencies will determine on a case by case basis whether and which conditions are necessary to mitigate potential environmental impacts, should any be identified through that review. The Plan also includes specific goals and policies to protect these valuable undisturbed natural areas. Specifically, Goal C-1: Open space conservation areas that are protected and accessible; Policy C 1.2: Promote planting of locally-indigenous vegetation consistent with the Los Angeles County Drought Tolerant Landscaping Ordinance in areas adjoining conservation areas; Policy C 1.3: Whenever possible, mitigate any impacts of development that would impede access to or reduce net acreage of conservation areas; Policy C 1.4: Site structures to minimize the extent of fuel modification zones and degradation of locally-indigenous vegetation; Policy C 2.3: Screen Significant Ecological Areas from direct and spillover lighting and noise from adjoining uses.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><i>The proposed Community Plan is a policy document. It does not grant entitlements for any projects involving grading, fire clearance, or flood related improvements. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes. Furthermore, the Community Plan contains goals and policies specific to protecting remaining natural habitat areas in Hacienda Heights. Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; Policy C 2.2: Protect streams and riparian habitat by requiring a 20-foot buffer for all new development; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.</i></p> |

- c. ☐ ☐ ☒ Is a **drainage course** located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral **river, stream, or lake**?
Several major drainage courses exist in the Puente Hills, located in the southwest portion of the community. Major drainage courses also run along Hacienda Boulevard and Stimson Ave. in the central portion of the community. Future development in Hacienda Heights in the vicinity of major drainage courses will continue to be required to comply with County Code requirements and General Plan policies relating to flood hazard avoidance and mitigation.
- d. ☐ ☐ ☒ Does the project site contain a **major riparian or other sensitive habitat** (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
According to the Natural Diversity Database, an inventory maintained by the California Department of Fish and Game's Habitat Conservation Division, the southeast corner of Hacienda Heights may contain many-stemmed dudleya. The Database indicates that the species is possibly extirpated. According to the Habitat Authority's Resource Management Plan, sensitive habitats and species within the project site may also include riparian, oak woodland, walnut woodland, and coastal sage scrub. The Community Plan contains goals and policies specific to protecting remaining sensitive natural habitat areas in Hacienda Heights. Specifically, Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.
- e. ☐ ☐ ☒ Does the project site contain **oak or other unique native trees** (specify kinds of trees)?
Portions of Hacienda Heights, most notably the southwestern area of the community near the Puente Hills Landfill, contain oak. The Community Plan contains goals and policies specific to protecting remaining sensitive natural habitat areas in Hacienda Heights. Specifically, Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas. Future development in Hacienda Heights would continue to be required to comply with County Code requirements, including the Oak Tree Ordinance.
- f. ☐ ☐ ☒ Is the project site habitat for any known **sensitive species** (federal or state listed endangered, etc.)?
According to the California Natural Diversity Database, an inventory maintained by the California Department of Fish and Game's Habitat Conservation Division, the coastal California gnatcatcher has been noted in Schabarum Park, a portion of which is in Hacienda Heights. According to the Habitat Authority's Resource Management Plan, other non-listed sensitive species, including Plummer's Mariposa lily, have been noted in the upper Turnbull Canyon area, a portion of which is in Hacienda Heights.

g. ☒ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

The Puente Hills, located south of Hacienda Heights, contain the Puente Hills Landfill Native Habitat Preservation Area, which provides a wildlife corridor and links adjacent open space. The Community Plan contains goals and policies specific to protecting wildlife corridors and open space linkages in Hacienda Heights. Specifically, Goal C-2: Wildlife that is respected and protected; Policy C 2.1: Ensure continuity of wildlife corridors and wildlife access to corridors; and, Policy C 2.4: Require fence materials and design that allow wildlife movement and limit other potential blockages adjacent to habitat areas.

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ ERB/SEATAC Review

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Oak Tree Permit

☐ Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?</p> <p><i>While archaeological resources may exist, they are not readily known. Archeological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain rock formations indicating potential paleontological resources?</p> <p><i>While paleontological resources may exist, they are not readily known. Paleontological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain known historic structures or sites?</p> <p><i>The Rancho El Valle Felice, a single-family property built in 1930 has been received by the California State Parks Office of Historic Preservation for evaluation to determine whether it is a historic property. The property has not yet been fully evaluated. The community also contains the Hsi Lai Temple, located at 3456 Glenmark Drive. Constructed in 1988, the 15 acre property includes buildings, gardens, and a sanctuary of traditional Ming and Ching dynasty architecture.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?</p> <p><i>The Community Plan does not entitle any development projects that would cause a substantial adverse change in the significance of the Rancho El Valle Felice or any other potentially historical or archeological resource. Furthermore, the Community Plan contains goals and policies to protect such resources. Specifically, Goal C-3: Protected unique cultural, archeological, and historic resources; and, Policy C 3.1: Conserve significant archaeological artifacts and paleontological resources when identifies.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p><i>While paleontological resources may exist, they are not readily known. Paleontological resources are identified and considered on a project-specific basis. Doing so is part of the development application process and part of future applicants' responsibilities.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p> <p><i>According to the California Department of Conservation, Division of Mines and Geology, Hacienda Heights contains oil deposits. The Los Angeles County Building Code Section 110.4 requires that buildings or structures located adjacent to or within 25 feet of active, abandoned, or idle oil or gas well (25 feet to 200 feet without certificate of proper abandonment from Department of Conservation, Division of Oil, Gas and Geothermal Resources) shall not be issued a permit unless designed according to recommendation prepared by licensed Civil Engineer and approved by building official. Public Works' Environmental Programs Division must be contacted for issuance of necessary clearance/approval. Hacienda Heights does not contain other mineral resource areas as designated by the LA County General Plan.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?</p> <p><i>Hacienda Heights does not contain mineral resource areas as designated by the LA County General Plan.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

☐ MITIGATION MEASURES

☐ Lot Size

☐ OTHER CONSIDERATIONS

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</p> <p><i>Hacienda Heights does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p><i>Hacienda Heights does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, the Community Plan land use map does propose changing the land use designations of some rural designated areas to open space designations to reflect lands purchased by the Puente Hills Landfill Native Habitat Restoration Authority and to accurately depict the future planned use of a portion of the filled areas of the Puente Hills Landfill as public open space, as depicted in the attached map. The Community Plan Update also includes a zoning consistency program that will change existing agriculturally zoned areas to other zones to achieve consistency with the proposed land use designations and accurately reflect existing uses. Parcels within these zones are developed with single-family residences and no known agricultural uses are currently performed on them that could be disrupted by the proposed zone changes. There are no Williamson Act contracts for any land within Hacienda Heights.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project involve other changes in the existing environment that due to their location or nature could result in conversion of Farmland, to non-agricultural use?</p> <p><i>Hacienda Heights does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?</p> <p><i>Hacienda Heights does not contain designated scenic highways or corridors. The Community Plan contains goals and policies to protect existing areas considered scenic by community members. Specifically, Goal LU-4: Protected hillsides and ridgelines; Policy LU 4.1: Minimize alteration of the hillside caused by development; Policy LU 4.2: Promote contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage; Policy LU 4.3: Locate new structures off the top of a ridgeline (as shown on Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges; and, Policy LU 4.4: Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>The Schabarum Recreation Trail, also known as the Skyline Trail, is a multipurpose trail that traverses portions of Hacienda Heights in the southwest and southern edges of the community. There is also the Hacienda Hills Trail, which can be accessed at Orange Grove and 7th Avenue in Hacienda Heights. Both trails are maintained by the Puente Hills Landfill Native Habitat Preservation Authority. Future projects would continue to be required to mitigate visual impacts and protect views from the Schabarum Trail through the implementation of existing Codes and General Plan policies.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The majority of land in Hacienda Heights is developed with residential, commercial, public, and semi-public uses. The Community Plan contains goals and policies to protect remaining undisturbed areas that contain unique aesthetic features, such as hillsides and ridgelines. Specifically, Goal LU-4: Protected hillsides and ridgelines; Policy LU 4.1: Minimize alteration of the hillside caused by development; Policy LU 4.2: Promote contour grading in hillside areas (areas above 25% slope) to mimic the appearance of a natural hillside, unless it has a negative impact on slope stability or drainage; Policy LU 4.3: Locate new structures off the top of a ridgeline (as shown on Ridgelines Map), when determined by the reviewing agency to be possible, to preserve undeveloped ridges; and, Policy LU 4.4: Encourage architectural styles and design that are compatible with the natural landscape in hillside areas.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p>

The proposed Community Plan proposes goals and policies to guide future development in Hacienda Heights in a way that is compatible with the height and bulk of existing features. Specifically, Policy LU 1.1: Protect the character of existing single-family neighborhoods; and, Policy A 3.3: Promote residential development that includes transitional design features between different housing types and densities through the use of setback variation, massing, or other design features. Additionally, the proposed land use map was developed in part based on existing uses and features in the community with a goal of maintaining the character of existing stable neighborhoods and preserving hillsides.

e. ☐ ☒ ☐

Is the project likely to create substantial **sun shadow, light or glare problems?**

The proposed Community Plan proposes goals and policies to guide future development in Hacienda Heights in a way that is compatible with the height and bulk of existing features. Specifically, Policy A 3.3: Promote residential development that includes transitional design features between different housing types and densities through the use of setback variation, massing, or other design features. Even in cases where zone changes may be proposed, the height limit will remain 35 feet in all residential and commercial zones, according to Title 22, except for C-3, which is not found in the community. Therefore, the Plan will not cause additional sun shadow, light, or glare problems.

f. ☐ ☐ ☐

Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size

☐ Project Design

☐ Visual Simulation

☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?</p> <p><i>Per the Los Angeles County Public Works Traffic Impact Analysis Report Guidelines (1997), projects that propose to amend the County's General Plan Land Use must provide an analysis of the project at current planned land use versus proposed land use in the build out condition for the project area. Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, the proposed Community Plan, which is part of the Los Angeles County General Plan, proposes to amend land use to increase the total allowable units that can be developed within the community to <u>22,095</u> 20,645 at build-out as compared to and 20,151 units at build-out under the adopted 1978 Community General Plan. Based on current parcel sizes and existing development gross acres per land use category, an additional <u>3,567</u> 5,017 units can be built under the proposed land use map as compared with 3,073 units under the adopted community plan for the planning period (approximately 20 to 30 years). Therefore the proposed Plan allows an additional <u>1,944</u> 494 units compared with the adopted Plan. Future projects would continue to be subject to existing code requirements and the provisions of the Community Plan and General Plan policies, which require compliance with all applicable County requirements.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in any hazardous traffic conditions?</p> <p><i>Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, the proposed Community Plan increases the total allowable units that can be developed within the community to <u>20,645</u> 22,095 as compared to 17,078 units currently built (LA County Assessor, 2010) and 20,151 units allowed under the adopted 1978 Community General Plan. However, the Plan does not issue any approvals of plans, proposed or future. The Plan promotes multi-modal transit to proactively offset increases in traffic, among other benefits. Specifically, Goal M-1: A variety of options for mobility into and out of the community; Policy M 1.3: Ensure that the stops are easily and safely accessible by foot, bicycle, or automobile; Policy M 1.4: Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities; Goal M-2: Safe and well-maintained bike routes and facilities; Policy M 2.4: Educate riders and motorists on how to safely share the road, for example through Share the Road signage and educational campaigns; Goal M-3: Safe and well-maintained pedestrian pathways; and, Policy M 3.4: Provide adequate street lighting along arterials and collector streets.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in parking problems with a subsequent impact on traffic conditions?</p> <p><i>The proposed Community Plan does not grant entitlements for any projects. However, the land use map increases the total number of dwelling units that could be built within the community. New residential development would be subject to the parking requirements in Title 22. Commercial and industrial areas are not significantly expanded in the proposed land use plan such that they would result in parking problems.</i></p> |

d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?</p> <p><i>The proposed Community Plan proposes goals and policies to guide future development in Hacienda Heights and does not grant entitlements for any projects. It will not alter any existing standards or requirements for maintaining adequate vehicle and resident/employee access.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?</p> <p><i>Based on a calculation of gross acres and not taking into account current parcel sizes, streets and other easements, or existing development, the proposed Community Plan increases the total allowable units that can be developed within the community to 20,645 22,095 as compared to 17,078 units currently built (LA County Assessor, 2010) and 20,151 units allowed under the adopted 1978 Community General Plan. The addition of these units could add peak hour vehicle trips.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?</p> <p><i>The proposed Community Plan supports and reinforces adopted policies, plans, and programs supporting alternative transportation. Goals and policies contained in the Plan encourage alternative transportation. Specifically, Goal M-1: A variety of options for mobility into and out of the community; Goal M-2: Safe and well-maintained bike routes and facilities; and, Goal M-3: Safe and well-maintained pedestrian pathways.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Traffic Report

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>If served by a community sewage system, could the project create capacity problems at the treatment plant?</p> <p><i>The Community Plan increases the total allowable number of residential units that could be built within the community. The Sanitation District lines are all located outside of the community, and Hacienda Heights is served by local sewer lines that connect to these lines at four points north of the community in the City of Industry. Additional units could create capacity problems at the treatment plant. However, the Community Plan will not alter existing standards and procedures to ensure that adequate sewage treatment capacity is available to serve proposed developments.</i></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project create capacity problems in the sewer lines serving the project site?</p> <p><i>The Community Plan increases the total allowable number of residential units that could be built within the community. Additional units could create capacity problems in sewer lines serving the project site. The Sanitation Districts' Infrastructure Capacity Study of Hacienda Heights from 2008 shows two of the four lines as needing relief, but the lines are located outside of the community, and the Sanitation District has no specific plans at this time to relieve the lines. However, the Community Plan will not alter existing standards and procedures to ensure that adequate sewer line capacity is available to serve proposed developments. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system and should be verified as projects advance. Although there is no relief sewer scheduled for construction at this time, as additional flows are generated and the Districts' trunk sewer nears capacity, construction of a relief sewer will be scheduled, depending on the availability of relief project funding.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

STANDARD CODE REQUIREMENTS

- ☒ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- ☒ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- ☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create capacity problems at the district level?</p> <p><i>The Community Plan proposes increases in the total allowable housing that could be built within the community. This could cause an increase in students within the Hacienda La Puente School District.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create capacity problems at individual schools that will serve the project site?</p> <p><i>The Community Plan proposes increases in the total allowable housing that could be built within the community. This could cause an increase in students within the Hacienda La Puente School District.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create student transportation problems?</p> <p><i>The Community Plan proposes increases in the maximum number of housing units that could be built within the community. This could cause an increase in students within the Hacienda La Puente School District, and therefore could cause an increase in student transportation problems. The Community Plan proposes specific traffic improvements, sidewalk maintenance, and a community shuttle which could improve student transportation.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create substantial library impacts due to increased population and demand?</p> <p><i>The Community Plan allows an increase in the maximum number of residential units within the community. This additional population could create substantial impacts on Hacienda Heights' existing single library. The Community Plan proposes expansion of library services in the community to meet current and future needs. Specifically, Goal PS-1: Library services that meet community needs.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☒ State of California Government Code – Section 53080 (School Facilities Fee)
- ☒ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ MITIGATION MEASURES

☐ Site Dedication

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Hacienda Heights is served by the Industry Sheriff's Station located at 150 North Hudson Avenue in the City of Industry and Fire Station 91 located at 2691 S. Turnbull Canyon Road in Hacienda Heights. Population increases could create staffing or response time problems at the fire station or sheriff's substation serving Hacienda Heights; however, the Plan contains goals and policies to ensure that public safety resources adjust commensurate with population changes. For example, Policy PH 5.1: Ensure that law enforcement and fire protection assets adjust commensurate with significant changes in population, density, traffic and calls for emergency services.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>There are not any special law enforcement problems associated with the community. According to Sheriff, law enforcement needs are at a stable level and have not increased in 30 years. The Fire Department has not indicated any special fire problems associated with the community; however, it notes that portions of the community are located within a Very High Fire Hazard Severity Zone.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?</p> <p><i>The vast majority (approximately 90%) of Hacienda Heights is adequately served by San Gabriel Valley Municipal Water District through the San Gabriel Valley Water Company or Suburban Water Systems. The eastern portion of Hacienda Heights is in the Rowland Water District, where the water supply is currently imported from Metropolitan Water District. Some residences in Hacienda Heights are served by onsite wastewater treatment systems. The Urban Water Management Plans of Hacienda Heights' water purveyors indicate sufficient capacity now and in the future (See: San Gabriel Valley Water Company Urban Water Management Plan for Operations Within the Boundaries of Upper San Gabriel Valley Municipal Water District (2005) and Rowland Water District Water Sources (2008)). The proposed Community Plan does not grant entitlements for any projects that propose the use of individual water wells. Ensuring sufficient capacity (e.g., quantity) to meet the needs of all residents in the future will necessitate evaluation on a project by project basis. In general, the plan supports water conservation in an effort to help prevent water capacity challenges in the future. Specifically, Goal C-4: A community that conserves its natural resources; Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; and, Policy C 4.3: Encourage community members to reduce waste and conserve energy and water at home.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?</p> <p><i>The Fire Department has not indicated that inadequate water supply and/or pressure hinders its ability to fight fire.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create problems with providing utility services, such as electricity, gas, or propane?</p> <p><i>The Community Plan is a policy document that does not grant entitlements for any project. The proposed Community Plan also contains goals and policies to ensure that infrastructure and utilities are adequate to support future development projects. Specifically, Goal PS-6: Growth in line with infrastructure capacity; Policy PS 6.1: Ensure adequate water supply and quality; Policy PS 6.2: Ensure adequate sewage or septic systems; and, Policy PS 6.3: Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.</i></p> |

- d. ☐ ☒ ☐ Are there any other known **service problem areas** (e.g., solid waste)?
There are no known service problem areas. The Community Plan is a policy document that does not grant entitlements for any project. Hacienda Heights is currently served by the Puente Hills Landfill. The landfill is scheduled for closure in 2013, and plans for a new waste-by-rail system are already underway to ensure adequate solid waste services for the community. The Los Angeles County Sanitation Districts is already planning to absorb the capacity that will be lost when the site closes and to accommodate future solid waste disposal needs.
- e. ☐ ☒ ☐ Would the project result in substantial **adverse physical impacts** associated with the provision of new or physically altered **governmental facilities**, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
The proposed Community Plan contains goals and policies that would improve government services, such as increased library services, which would be established in already developed areas and would enhance, not adversely impact, public services. The Plan also supports—but does not approve—the establishment of a new community center facility. In compliance with the California Environmental Quality Act, construction of these facilities would be evaluated on a project level to determine the significance of potential environmental impacts.
- f. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

- ☒ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☒ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

☐ OTHER CONSIDERATIONS

☐ Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in an inefficient use of energy resources?</p> <p><i>The proposed Community Plan contains goals and policies to support efficient use of energy resources. Specifically, Goal C-4: A community that conserves its natural resources; Policy C 4.1: Encourage energy efficiency, the use of alternative energy sources, drought-tolerant landscaping, and low-impact development; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; Policy C 4.3: Encourage community members to reduce waste and conserve energy and water at home; Policy C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices; and, Policy C 4.5: Promote and encourage the use of sustainable, environmentally-friendly paving materials on exercise walking paths.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in a major change in the patterns, scale, or character of the general area or community?</p> <p><i>The Community Plan contains a proposed land use map that changes allowable uses and densities within the community. Changes in use are minor and largely reflect existing uses. Changes in density are limited to increases or decreases of up to 3 allowable units per acre in most areas of the community. Neighborhood patterns, scale and character were considered while determining proposed densities in order to maintain the existing community character while accommodating potential growth in strategic areas within the community.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Will the project result in a significant reduction in the amount of agricultural land?</p> <p><i>The Community Plan includes proposed zone changes to achieve consistency between land use and zoning and to reflect existing uses. Approximately 1,935 acres of land previously zoned as A-1 or A-2 (Light and Heavy Agricultural) are proposed to be changed to other zones. The majority of this (approximately 1,091 acres) is a proposed change from Agricultural zones to the Open-Space zone on properties currently used for the Puente Hills Landfill to reflect the planned transition to open space in the fill areas after the landfill's closure. Additional zone changes are proposed to accurately reflect existing schools, residential areas, and utility easements where no known agricultural uses currently exist. While the amount of land zoned for agriculture is proposed to be reduced, the impact to agricultural uses is minimal since these lands are already developed with non-agricultural uses..</i></p> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any hazardous materials used, transported, produced, handled, or stored on-site?</p> <p><i>The proposed Community Plan is a land use policy document that does not grant entitlements for any activities associated with hazardous materials. Furthermore, the Community Plan contains goals and policies to promote emergency preparedness and ensure protection from hazardous materials. Should any operation within the subject property include the construction, installation, modification, or removal of industrial waste treatment or disposal facilities, the DPW Environmental Programs Division must be contacted for required approvals and operating permits.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are any pressurized tanks to be used or any hazardous wastes stored on-site?</p> <p><i>The proposed Community Plan is a land use policy document that does not grant entitlements for any activities associated with hazardous wastes or pressurized tanks. If any excavated soil is contaminated by or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed of in accordance with applicable Federal, State and local laws and regulations. Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits for all future projects that include the construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?</p> <p><i>The Plan contains goals and policies to provide for and prepare residents for hazardous materials protection. The proposed Community Plan does not propose locating any schools or hospitals within 500 feet of potentially hazardous materials. However, in the neighboring City of Industry, an existing use (Hills Brothers Chemical Company at 15017 E Clark) is less than 500 feet from existing residential uses, with a strip of commercial uses separating the industrial use from residential.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?</p>

The Puente Hills Landfill, located in the western portion of the community, may indicate residual soil toxicity. Puente Hills Landfill will perform final closure activities under the regulatory structure of CalRecycle, SCAQMD, the LA Regional Water Quality Control Board, and others. These activities will include the placement of final cover on the site, as well as installation and continuing maintenance of environmental control systems. However, according to the Sanitation Districts, toxic soil conditions that require remediation do not currently exist. The landfill is operated in an environmentally sound manner, and will continue to do so through closure and the post closure maintenance period. The Regional Water Quality Control Board has not indicated that there are issues with watershed contamination.

- | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?</p> <p><i>The proposed Community Plan does not grant entitlements for any activities associated with hazardous materials. The Plan has goals and policies to provide for a public emergency preparedness and hazardous materials protection program. Specifically, Goal PH-4: A community prepared for emergencies and protected from hazards; Policy PH 4.1: Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training; and, Policy PH 4.2: Protect against hazardous materials from industrial uses and commercial uses.</i></p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p><i>The proposed Community Plan does not grant entitlements for any activities associated with hazardous materials. The Plan has goals and policies to provide for a public emergency preparedness and hazardous materials protection program. Specifically, Goal PH-4: A community prepared for emergencies and protected from hazards; and, Policy PH 4.2: Protect against hazardous materials from industrial uses and commercial uses.</i></p> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?</p> <p><i>Hacienda Heights does not include any hazardous materials sites as listed in the Department of Toxic Substances Control EnviroStar Database.</i></p> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?</p> <p><i>Hacienda Heights is not within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip.</i></p> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p><i>The proposed Community Plan contains goals and policies that support adopted emergency response or emergency evacuation plans and would not impair implementation of or physically interfere with adopted plans. Specifically, Goal PH-4: A community prepared for emergencies and protected from hazards; and, Policy PH 4.1: Promote emergency preparedness, such as but not limited to CERT (Community Emergency Response Team) training</i></p> |

j. ☒ ☐ ☐ Other factors? _____

MITIGATION MEASURES

☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

Less than significant with project mitigation

☒ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be inconsistent with the plan designation(s) of the subject property?</p> <p><i>The proposed Plan will supplant the existing Plan and all designations therein; therefore, the new plan cannot be inconsistent with the existing plan. The proposed Plan alters the land use designations of every parcel in the community to be consistent with the 2008 Draft General Plan and the 2010 Draft Land Use Legend.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Can the project be found to be inconsistent with the zoning designation of the subject property?</p> <p><i>In order to achieve consistency between land use and zoning as required by California law, the Community Plan Update includes a zoning consistency program. Approximately 3,348 parcels will be changed to other zones to achieve consistency with the Plan.</i></p>
c.				<p>Can the project be found to be inconsistent with the following applicable land use criteria:</p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
				<i>The Plan explicitly defers hillside and SEA management to the respective Countywide ordinances.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project physically divide an established community?</p> <p><i>The Community Plan Update does not include the approval of any development project.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project cumulatively exceed official regional or local population projections?</p> <p><i>The Plan is linked to a blended regional/ local population projection, which is the basis for estimating future housing needs, which the Plan aims to provide for.</i></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?</p> <p><i>The Plan aims to direct anticipated natural growth in the population into areas that are already developed and contain existing infrastructure, as depicted in the Proposed Land Use Map and corresponding policies. Potential development is restricted in relatively undeveloped areas with less existing infrastructure.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project displace existing housing, especially affordable housing?</p> <p><i>The proposed Community Plan does not grant entitlements for any development project that would displace existing housing. Furthermore, the Plan calls for the development of additional affordable housing and contains goals and policies to ensure affordability for varying levels of income and need through the community.</i></p> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?</p> <p><i>The proposed Community Plan proposes increases to allowable residential development while maintaining existing commercial and industrial areas which could contribute to an increase in vehicle miles traveled. The Plan contains goals and policies to support alternative modes of transportation with the intent of decreasing Vehicle Miles Traveled. Specifically, Goal M-1: A variety of options for mobility into and out of the community; and, Goal M-4: Community circulation plans consistent with regional and state transportation goals.</i></p> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project require new or expanded recreational facilities for future residents?</p> <p><i>The Community Plan goals and policies support the maintenance and expansion of recreational facilities. Currently, the community contains approximately 298 acres of park (including the portion of Schabarum Regional Park that is in Hacienda Heights). According to the Los Angeles County Department of Public Health, Hacienda Heights had 6.5 park acres per 1,000 persons in 2007. Per the Los Angeles County Department of Parks and Recreation, this exceeds the County's 2008 standard of 4 acres of local parkland per 1,000 residents in the unincorporated areas. By coordinating efforts between the Department of Regional Planning and the Department of Parks and Recreation, the Plan seeks to accommodate projected population increases, which could require new or expanded recreational facilities.</i></p> |

- f. ☐ ☒ ☐ Would the project **displace** substantial numbers of people, necessitating the construction of replacement housing elsewhere?
The proposed land use and zone changes would allow the continuance of existing housing. The Community Plan Update proposes residential land use designations for all parcels currently developed with residential uses. The Community Plan does not grant entitlements for any projects that would displace substantial numbers of people.
- g. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>The proposed Community Plan is a land use policy document and does not grant entitlements for any projects. Furthermore, the Community Plan contains goals and policies that protect the environment and wildlife habitats and corridors. Specifically, Goal LU-4: Protected hillsides and ridgelines; Goal LU-5: New development with minimal risk from natural hazards; Goal C-2: Wildlife that is respected and protected; and, Goal C-3: Protected unique cultural, archeological, and historic resources.</i></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><i>The proposed Community Plan entails changes to land use and zoning that restrict development in certain areas of the community while increasing allowable development in other parts of the community. Overall, there is minimal change proposed in the types of uses allowed in the community, although there is an overall increase in allowable residential units. However, the changes are anticipated to be implemented very slowly over 30 years or so. Further, the Plan contains goals and policies to limit environmental impacts, for example, by promoting conservation. Specifically, Goal C-4: A community that conserves its natural resources; Policy C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices; Policy C 4.3: Encourage community members to reduce waste and conserve energy and water at home; and, Policy C 4.5: Promote and encourage the use of sustainable, environmentally-friendly paving materials on walking paths.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The proposed Community Plan is a land use policy document and does not grant entitlements for any projects and therefore would not result in a change in potential adverse effects on human beings in comparison to the impact of not updating the Community Plan. Furthermore, the Community Plan includes goals, policies, and a land use map that restrict development in areas that could cause substantial adverse effects on human beings.</i></p> |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No Impact

Mitigations Form

Hazards 2- Flood

1. Applicants for all development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency during project review. [See Initial Study response to Hazards 2.d and 2.e]

Hazards 5 – Greenhouse Gas Emissions

2. Incorporate GHG reduction features into the project design. For example, increase a boiler's energy efficient and/or use materials with lower global warming potential than conventional materials. [See Initial Study response to Hazard 5.b]
3. Implement onsite measures that provide direct GHG emission reductions onsite. For example, replace onsite combustion equipment (boilers, heaters, steam generators, etc.) with more efficient combustion equipment and/or install solar panels on the roof, eliminate or minimize fugitive emissions. [See Initial Study response to Hazard 5.b]
4. Implement neighborhood mitigation measure projects. For example, install solar power, increase energy efficiency through replacing low efficiency water heaters with high efficiency water heaters, increase building insulations, use fluorescent bulbs, and/or replace old inefficient refrigerators with efficient refrigerators using low global warming potential refrigerators. [See Initial Study response to Hazard 5.b]
5. Develop, adopt and implement a Climate Action Plan that incorporates and is consistent with the greenhouse gas emissions reduction goals of the state, county and South Coast Air Quality Management District by 2015. An acceptable CAP shall include an emissions inventory, emissions targets, enforceable greenhouse gas control measures, monitoring and reporting and mechanisms to allow for revisions of the CAP and Community Plan, if necessary, to stay on target. [See Initial Study response to Hazard 5.b]

Resources 2- Air Quality

6. Require projects that exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses) to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to Air Quality 2.a]
7. When siting new sensitive land uses, such as residences, schools, daycare centers, playgrounds or medical facilities, project applicants shall comply with the Advisory Recommendations contained in the Air Quality and Land Use Handbook: A Community Health Perspective by the California Environmental Protection Agency California Air Resources Board, and consult the Air Resources Board's statewide risk maps, and applicants shall review their findings with the appropriate agency during project review. For projects that cannot feasibly meet the recommended minimum separation distance requirements, require that the project be designed to minimize potentially significant air quality impacts. For example, through enhanced building ventilation, filtering systems, landscaping, regular watering for dust, or chemical treatments for dust. [See Initial Study response to Air Quality 2.b]

8. Require projects that will contribute to a significant impact on emissions through traffic congestion to mitigate potential impacts to air quality to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to Air Quality 2.c]
9. Require that projects that will conflict with or obstruct implementation of applicable air quality plans be redesigned to be consistent with and supportive of such plans. [See Initial Study response to Air Quality 2.e]
10. Require projects that will contribute to a significant impact on air quality comply with all applicable Air Quality Management District Rules, including Rule 403 (Fugitive Dust), Rule 404 (Particulate Matter-Concentration), and Rule 405 (Solid Particulate Matter, Weight) and utilize all best available control measures to reduce criteria pollutant emissions. Measures to be enforced include, but are not limited to: maintain construction equipment to reduce operational emissions; utilize electric or clean fuel-powered equipment; reduce vehicle idling and traffic congestion by providing adequate ingress and egress, dedicated turn lanes, and scheduling trips during off-peak hours; synchronize traffic signals; pave roads and road shoulders; and restrict truck traffic on sensitive routes.

Services 1- Traffic/Access

11. Require projects of 25 units or more that are found during the environmental review process to have a potentially significant impact on traffic congestion to mitigate such impacts to less than significant. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to Traffic/Access 1.a]
12. Applicants for all development projects that generate over 500 trips per day shall prepare a traffic impact analysis report, according to the specifications provided in the Traffic Impact Analysis Report Guidelines by Los Angeles County Department of Public Works, to ensure that traffic generated by that project, either alone or when combined with existing traffic, will not exceed certain capacity thresholds of an intersection or roadway, contribute to an unacceptable level of service, or exacerbate an existing congested condition. The Trip Generation Analysis, Level of Service Analysis and Significant Impact Threshold Analysis shall use the methodology provided in the Los Angeles County Department of Public Works Traffic Impact Analysis Report Guidelines. If impacts will be significant, the project applicant shall identify feasible mitigation measures which would mitigate the project's significant impacts to a level of insignificance during project review. Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects. [See Initial Study response to Traffic/Access 1.e]
13. Applicants for all development projects that are required to prepare an Environmental Impact Report (EIR) shall be subject to the Congestion Management Program (CMP) Land Use Analysis Program, according to the specifications provided in the Congestion Management Program for Los Angeles County by Metro, and shall incorporate into the project EIR a CMP Transportation Impact Analysis, as defined in the CMP Land Use Analysis Program. [See Initial Study response to Traffic/Access 1.e]

Services 2- Sewage Disposal

14. Applicants for all development projects shall submit copies of proposed project build-out schedules to the Facilities Planning Department of the Los Angeles County Sanitation Districts to ensure the projects are considered in planning future sewerage system relief and replacement projects. The applicant shall verify availability of capacity within the Districts' sewerage system as proposed projects develop. [See Initial Study response to Sewage Disposal 2.a and 2.b]

Services 4- Fire/Sheriff

15. Applicants for all new residential or mixed-use development projects over 20 units shall include a study and projection of law enforcement deployment for the area, taking into account the amount of growth and traffic flow through the area, and verify the Sheriff Department's capacity to provide law enforcement services. [See Initial Study response to Fire/Sheriff 4.a]
16. Applicants for all development projects must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. [See Initial Study response to Fire/Sheriff 4.a]
17. Applicants for all development within the Very High Fire Hazard Severity Zone must comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans. [See Initial Study response to Fire/Sheriff 4.b]

Sources

- CEQA Guidelines Sections Proposed to be Added or Amended
http://www.opr.ca.gov/ceqa/pdfs/PA_CEQA_Guidelines.pdf
- 2007 Air Quality Management Plan
<http://www.aqmd.gov/aqmp/07aqmp/07AQMP.html>
- Emissions Factors & AP 42, Compilation of Air Pollutant Emission Factors
<http://www.epa.gov/ttnchie1/ap42/>
- CEQA Guidelines Appendix G: Environmental Checklist Form
http://www.califaep.org/resources/Documents/CEQA_Appendix%20G_2010.pdf
- Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, May 6, 2005
<http://www.aqmd.gov/prdas/aqguide/aqguide.html>
- Puente Hills Landfill Native Habitat Preservation Authority Website
<http://www.habitatauthority.org/>
- 2010 California Environmental Quality Act (CEQA) Statute and Guidelines
<http://www.califaep.org/resources/Documents/FINAL%20CEQA%20Handbook%20HighQuality.pdf>
- Office of Historic Preservation Website
http://ohp.parks.ca.gov/?page_id=1056
- E-Net
<http://10.2.8.229:8080/imf51/sites/e/jsp/launch.jsp>
- Hacienda Heights Community Plan Update Land Use Report
http://planning.lacounty.gov/assets/upl/general/E_HHCPU_LandUseReport_and_Maps_040110.pdf
- Hacienda Heights Community Plan Update Background Report
http://planning.lacounty.gov/assets/upl/general/F_HHCPU_BackgroundReport_and_Maps_040110.pdf
- County of Los Angeles Draft General Plan
<http://planning.lacounty.gov/generalplan>
- County of Los Angeles Green Building Ordinances
http://planning.lacounty.gov/view/green_building_program
- California Attorney General's Office, *Sustainability and General Plans: Examples of Policies to Address Climate Change*
http://ag.ca.gov/globalwarming/pdf/GP_policies.pdf
- California Air Pollution Control Officers Association, *Model Policies for Greenhouse Gases in General Plans*
http://www.ca-ilg.org/sites/ilgbackup.org/files/resources/CAPCOA_Model_Policies_for_Greenhouse_Gases_in_General_Plans_-_June_2009.pdf

California Environmental Protection Agency and California Air Resources Board, *Air Quality and Land Use Handbook: A Community Health Perspective*
<http://www.arb.ca.gov/ch/landuse.htm>

California Air Resources Board, *Climate Change Scoping Plan*
http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf

South Coast Air Quality Management District, *Air Quality Handbook*. 1993.

Appendix 1
Hacienda Heights Community Plan Update
Greenhouse Gas and Air Quality Analysis

Overview

The proposed Hacienda Heights Community Plan Update (the Plan) was evaluated qualitatively and quantitatively to determine potential impacts to greenhouse gas (GHG) emissions. Specifically, to determine whether potential significant impacts exist the following were evaluated:

- Does the proposed plan generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- Will the proposed plan conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The Plan was also evaluated to determine potential impacts for other criteria pollutants in the air quality analysis.

Los Angeles County currently does not have any threshold to determine the significance of potential greenhouse gas emissions resulting from land use plan projects, nor does it have an adopted plan for the purpose of reducing the emission of greenhouse gases. In the absence of local thresholds or plans, State and regional resources were referenced.

California Assembly Bill 32 establishes a state-wide target of reducing GHG emissions to 1990 levels by 2020. The California Air Resources Board (CARB) is the lead agency for implementing AB 32. In this role, CARB has set a threshold of 100,000 MT of CO₂ equivalents per year for transportation sources. Since the Community Plan is an area-wide plan similar to most transportation projects, and since most of the Plan's associated emissions impacts are from transportation sources, the CARB metric is the most relevant threshold available to evaluate the impacts of the Plan against.

In the absence of an adopted plan for reducing greenhouse gases specific to Los Angeles County, plans and policies from the Southern California Association of Governments, California Attorney General, and California Air Pollution Control Officers Association were referenced as applicable greenhouse gas reduction plans. The methodology for evaluating the Plan for each type of potential impact is explained below.

Project Emissions Calculation Methodology

The Community Plan was evaluated to determine potential long-term emissions associated with implementation of the Plan. Short-term (construction-related) emissions were not calculated because construction project-specific details—demolition requirements, construction phases, start dates, end dates, project size, and work days/weeks, etc.—are not known; and, no specific projects are proposed as part of the Plan. Construction related greenhouse gas emissions are evaluated on a case-by-case basis for future projects that are subject to CEQA review.

Long-term GHG emissions associated with the Plan were calculated using the Urban Emissions Model (URBEMIS, v. 9.2.4) released by the California Air Resources Board. Inputs for the model were derived from Los Angeles County Assessor data (2010) for existing uses and Los Angeles County Regional Planning data for

adopted and proposed land use designations. Emissions were calculated using URBEMIS default variables for all land use types, except Habitat Conservation areas, which are not included in the model. For these areas the Institute of Transportation Engineers (ITE) Trip Generation Handbook 8th Edition trip estimate for State Parks was identified as the most similar land use type. Finally, correction was made to account for pass-by trips.

Three development scenarios were calculated. First, current existing land uses were evaluated to generate a baseline. Second, the adopted (1978) Community Plan was calculated to evaluate the maximum build-out. Third, the proposed Plan was calculated to evaluate the maximum build-out. For all residential uses, build-out was calculated based on the maximum allowable units per acre per land use category. While historic growth trends suggest that development will not occur at these levels, the maximums were used to determine the “worst case scenario.” For potential future industrial, commercial, and public uses, an average project size was used based on existing development patterns, which provides the best approximation for the most likely future development. Open space calculations used total acreage. Most industrial, commercial, and public designated areas are already developed and any future redevelopment is unlikely to differ significantly from established developments. Existing drainage facilities, utility easements, and streets are constant and were excluded from all three scenarios. Attachment A includes a summary table of inputs for each of the three scenarios, including dwelling units, square footage, and acreage for existing and maximum build-out scenarios.

URBEMIS calculates annual average emissions in tons per year. CO₂ emissions were converted into CO₂ Equivalent Metric tons per year using the US Environmental Protection Agency’s Greenhouse Gas Equivalencies Calculator. Non- CO₂ GHG emissions, such as CH₄, N₂O, and fluorinated gases represent a very small percentage of total greenhouse gas emissions and are not included in the model.

Table 1 depicts the total emissions expressed in CO₂ equivalence metric tons per year for each of the three scenarios. The detailed URBEMIS outputs for all three scenarios are contained in Attachment B.

Table 1. URBEMIS Outputs

Total Emissions (CO₂e MT/Year)	Existing	Adopted Community Plan	Proposed Community Plan
Source			
Vehicular Emissions	354,820	376,009	409,059
Natural Gas Combustion	63,384	69,399	75,643
Hearth	2,008	2,303	2,597
Landscaping	175	199	210
Total Emissions	420,387	447,910	466,676
Net Increase Over Baseline		27,523	67,122
Net Increase over Adopted Plan			39,599

Note: Urbemis v9.2.4 model does not include other GHG emissions (such as CH₄, N₂O, and Fluorinated Gases). These non- CO₂ represent a very small percentage of the total GHG emissions.

Source for CO₂ MT/Year Conversion: US EPA GHG Equivalencies Calculator
<http://www.epa.gov/cleanenergy/energy-resources/calculator.html>, accessed 9.16.10.

As can be seen in Table 1, the GHG emissions are projected to be 420,387 MT (metric tons) for existing development, 447,910 MT for the maximum build-out of the adopted Community Plan, and 466,676 MT for the maximum build-out of the proposed Community Plan. The proposed Plan results in net emission increases of 46,289 MT when compared to the baseline and 18,766 MT when compared to the

adopted plan. 84% of the Plan's GHG emissions are projected to be from motor vehicles. Natural gas consumption accounts for 15%, while hearth and landscaping emissions are negligible.

The net emissions increases for the proposed Plan are below the 100,000 MT threshold set by CARB for regional transportation projects, which is the most relevant available threshold. Therefore the GHG impacts of the proposed Plan are less than significant. However, recognizing the potential for an increase in emissions, mitigation measures have been included to proactively plan for greenhouse gas reduction. Additionally, the model does not quantify potential reductions to greenhouse gas emissions that are likely to result from the Plan or other ongoing Los Angeles County programs and requirements. These include: the Community Plan's goals, policies, and implementation measures related to greenhouse gas reduction; the Los Angeles County Green Building Ordinances (2008); and, the forthcoming Los Angeles County Climate Action Plan. These plans and programs, along with the mitigation measures and likely future development that is less than the maximum evaluated in the model will further contribute to less than significant GHG emissions.

Project Consistency Evaluation with Applicable Plans, Policies, and Regulations

The Plan seeks to direct future growth to maximize existing infrastructure and transit facilities and preserve sparsely developed, hazardous areas. Additionally, the Plan contains numerous goals and policies to ensure that future development is efficient and reduces potential greenhouse gas emissions.

As shown in Table 2, the Plan is consistent with regional and state plans adopted for the purpose of reducing emissions of greenhouse gases. The Plan is evaluated for consistency with the Southern California Association of Governments' *Compass Blueprint Principles*, the California Attorney General's *Sustainability and General Plans: Examples of Policies to Address Climate Change* (2010), and the California Air Pollution Control Officers Association's *Model Policies for Greenhouse Gases in General Plans* (2009).

Table 2. Summary of the Plan's Consistency with Adopted Greenhouse Gas Reduction Plans and Policies

Model Policies	Hacienda Heights Community Plan Update Consistency
<i>SCAG Compass Blueprint Principles</i>	
Mobility: <ul style="list-style-type: none"> Encourage transportation investments and land use decisions that are mutually supportive Locate new housing near existing jobs and new jobs near existing housing Encourage transit-oriented development Promote a variety of travel choices 	LU-1: Well designed, walkable residential neighborhoods that provide various housing types and densities. LU 1.2: Concentrate new higher density residential development along existing commercial corridors, near transit routes and close to other community serving facilities. M 1.1: Promote "complete streets" that safely accommodate pedestrians, cyclists, and motorists. M 1.2: Promote the integration of multi-use regional trails, walkways, bicycle paths, transit stops, parks and local destinations.
Livability: <ul style="list-style-type: none"> Promote in-fill development and redevelopment Promote development with a mix of uses Promote "people-scaled," walkable communities Support the preservation of stable neighborhoods 	LU 1.3: Encourage mixed-use in commercial areas. LU 2.1: Allow vertical expansion of commercial and mixed-use development on existing commercial sites.

Model Policies	Hacienda Heights Community Plan Update Consistency
<p>Prosperity:</p> <ul style="list-style-type: none"> • Provide a variety of housing types • Support educational opportunities • Ensure environmental justice • Support local and state fiscal policies that encourage balanced growth • Encourage civic engagement 	<p>LU 1.4: Distribute low- and moderate-income units equitably throughout the community and encourage provision of such units in all new developments.</p> <p>H-1: A diverse housing supply that accommodates all income levels, ages and needs.</p>
<p>Sustainability:</p> <ul style="list-style-type: none"> • Develop strategies to accommodate growth that uses resources efficiently and minimizes pollution and GHG emissions • Preserve rural, agricultural, recreational and environmentally sensitive areas • Focus development in urban centers and existing cities • Use “green” development techniques 	<p>LU 1.2 Well designed, walkable residential neighborhoods that provide various housing types and densities.</p> <p>LU-5: New development with minimal risk from natural hazards.</p> <p>LU 5.1: Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools.</p> <p>LU 5.2: Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.</p> <p>C-4: A community that conserves its natural resources.</p> <p>C 4.1: Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low impact development and sustainable construction materials.</p> <p>C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices.</p> <p>C 4.3: Encourage community members to reduce waste and conserve energy and water at home.</p> <p>C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices.</p> <p>C 4.5: Require the use of sustainable, environmentally-friendly paving materials on new exercise walking paths.</p>
<p><i>California Attorney General’s Examples of Policies to Address Climate Change (2010)</i></p>	
<p>Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning and public-private partnerships</p>	<p>LU-1: Well designed, walkable residential neighborhoods that provide various housing types and densities.</p> <p>LU 1.2: Concentrate new higher density residential development along existing commercial corridors, near transit routes and close to other community serving facilities.</p> <p>M 1.1: Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists.</p> <p>Land Use Map: increases density in existing developed areas with access to transit and commercial areas, decreases density in sparsely developed areas with hazards and no transit.</p> <p>Zoning Map: Zone changes proposed to implement land use changes.</p>

Model Policies	Hacienda Heights Community Plan Update Consistency
<p>Create transit, bicycle, and pedestrian connections through planning, funding, development requirements, incentives and regional cooperation; create disincentives for auto use</p>	<p>M-1: A variety of options for mobility into and out of the community. M 1.1: Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists. M 1.2: Promote the integration of multi-use regional trails, walkways, bicycle paths, transit stops, parks and local destinations. M 1.4: Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities. M 1.5: Promote Dial-a-Ride or other senior paratransit service. M-2: Safe and well-maintained bike routes and facilities. M 2.1: Upgrade existing Class III bike lane designations to Class II and make all new bike lanes Class II or better, where infrastructure permits. M 2.3: Add and maintain new bike racks and lockers at major bus stops in commercial areas, and at all community facilities. M-3: Safe and well-maintained pedestrian pathways.</p>
<p>Energy- and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing prioritization, and other implementing tools</p>	<p>C-4: A community that conserves its natural resources. C 4.1: Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials. C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices. C 4.3: Encourage community members to reduce waste and conserve energy and water at home. C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices. C 4.5: Require the use of sustainable, environmentally-friendly paving materials on new exercise walking paths. PS 6.3: Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives. PS 6.3: Promote water conservation, including the use of reclaimed water materials and equipment in future development Green Building Ordinances: In 2008 Los Angeles County Adopted Green Building, Drought-Tolerant Landscaping and Low-Impact Development ordinances that also require energy and water-efficient buildings and landscaping.</p>

Model Policies	Hacienda Heights Community Plan Update Consistency
Green procurement and alternative fuel vehicle use through municipal mandates and voluntary bid incentives	The community plan is a land use policy document that does not regulate the County's procurement policies. However, the LA County CEO is developing a climate-friendly purchasing program, green contracting, and green fleet program as part of the countywide Climate Change Program.
Alternative fuel facilities and infrastructure through land use designations, zoning, and public-private partnerships	Added C 5.4: Support the installation of alternative fuel and renewable energy facilities, where appropriate.
Renewable energy generation (utility and residential) through feasibility evaluations, land use designations, zoning, permit streamlining, incentives and financing	Added C 5.4: Support the installation of alternative fuel and renewable energy facilities, where appropriate.
Waste diversion, recycling, water efficiency, energy efficiency and energy recovery in cooperation with public services districts and private entities	A 2.3: Provide garbage and recycling receptacles in public places throughout the community. C. 4.1: Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials. C 4.3: Encourage community members to reduce waste and conserve energy and water at home.
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; heat island reduction programs	LU 3.4: Preserve open space for recreation or land preservation. A 1.3: Enhance local walkways with landscaping, pavement treatments, and other beautification measures. A 4.2: Promote the installation of shade trees, non-invasive landscaping or other natural elements, including, but not limited to decorative rock, along public rights-of-way and medians. A 5.4: Require the planting of shade trees or the installation of other natural elements as part of the design of commercial parking lots with over 20 spaces.
Community outreach and education to foster community involvement, input, and support for GHG reduction planning and implementation.	Added Policy C 5.3: Provide information and education to the public about energy conservation and local strategies to address climate change.

Model Policies	Hacienda Heights Community Plan Update Consistency
<p>Regional cooperation to find cross-regional efficiencies in GHG reduction investments and to plan for regional transit, energy generation, and waste recovery facilities</p>	<p>M-4: Community circulation that supports regional and state transportation goals.</p> <p>M 4.1: Consider contributing to improvements on state highway systems, including SR 60 and its on/off ramps, as well as bus and rail transit facilities, for example, through traffic impact fees.</p> <p>M 4.2: Include vehicle demand reducing strategies, such as incentives for commuters to use transit, park and ride lots, etc. as mitigation alternatives for potentially environmentally significant projects.</p> <p>Land Use Map: SCAG's Compass Blueprint 2% growth strategy was one of the criteria used to develop the proposed land use map, which increases density in the 2% areas (areas with access to transit and existing infrastructure and services).</p>
<p><i>California Air Pollution Control Officers Association model Policies for Greenhouse Gases in General Plans (2009)</i></p>	
<p>Greenhouse Gas Reduction: Reduce GHG emissions from all activities within the City/County boundaries to support the State's efforts under AB-32 and to mitigate the impact of climate change on the City/County, State, and world.</p> <ul style="list-style-type: none"> Emission inventories, climate action plans, Blueprint Planning 	<p>C 4.3: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices.</p> <p>Land Use Map: SCAG's Compass Blueprint 2% growth strategy was one of the criteria used to develop the proposed land use map, which increases density in the 2% areas (areas with access to transit and existing infrastructure and services).</p> <p>Added C 5.1: Support the County's efforts to create an adopted Climate Action Plan by 2015 that meets state requirements and includes emission inventories, enforceable reduction measures, regular progress reviews, procedures for reporting on and revising the plan, and provides for resources to implement the plan.</p>
<p>Land Use and Urban Design: Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of urban services provision and reduce emissions of GHGs.</p> <ul style="list-style-type: none"> Urban growth boundary, density in urban core, infill, mixed-use, land use-transportation linkages, walking, biking, heat island effect. 	<p>LU 1.2: Concentrate new higher density residential development along existing commercial corridors, near transit routes and close to other community serving facilities.</p> <p>LU 1.3: Encourage mixed-use in commercial areas.</p> <p>LU 2.1: Allow vertical expansion of commercial and mixed-use development on existing commercial sites.</p> <p>M 1.1: Promote "complete streets" that safely accommodate pedestrians, cyclists, and motorists.</p> <p>M 1.2:</p>

Model Policies	Hacienda Heights Community Plan Update Consistency
<p>Transportation: Reduce GHG emissions by reducing vehicle miles traveled and by increasing or encouraging the use of alternative fuels and transportation technologies.</p> <ul style="list-style-type: none"> Public transit, system interconnectivity, transit infrastructure, fees, traffic management, trip reduction, shuttles, bicycles, parking, low- and zero-emission vehicles. 	<p>M-1: A variety of options for mobility into and out of the community.</p> <p>M 1.1: Promote “complete streets” that safely accommodate pedestrians, cyclists, and motorists.</p> <p>M 1.2: Promote the integration of multi-use regional trails, walkways, bicycle paths, transit stops, parks and local destinations.</p> <p>M 1.4: Create a community shuttle service and designate shuttle routes to link residential neighborhoods to commercial areas and community facilities.</p> <p>M 1.5: Promote Dial-a-Ride or other senior paratransit service.</p> <p>M-2: Safe and well-maintained bike routes and facilities.</p> <p>M 2.1: Upgrade existing Class III bike lane designations to Class II and make all new bike lanes Class II or better, where infrastructure permits.</p> <p>M 2.3: Add and maintain new bike racks and lockers at major bus stops in commercial areas, and at all community facilities.</p> <p>M-3: Safe and well-maintained pedestrian pathways.</p>

Model Policies	Hacienda Heights Community Plan Update Consistency
<p>Energy Efficiency: Reduce emissions from the generation of electricity by reducing electricity use through increased efficiency.</p> <ul style="list-style-type: none"> Green building ordinances, energy efficiency policies, outdoor lighting, affordable efficient housing, restrict residential wood burning, heat island, community energy program. 	<p>C-4: A community that conserves its natural resources.</p> <p>C 4.1: Encourage energy efficiency through the use of alternative energy sources, drought-tolerant landscaping, low-impact development and sustainable construction materials.</p> <p>C 4.2: Encourage sustainable, environmentally-friendly construction and business operating practices.</p> <p>C 4.3: Encourage community members to reduce waste and conserve energy and water at home.</p> <p>C 4.4: Encourage efforts to reduce greenhouse gas emissions and promote air resource management best practices.</p> <p>C 4.5: Require the use of sustainable, environmentally-friendly paving materials on new exercise walking paths.</p> <p>PS 6.3: Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.</p> <p>A 4.2: Promote the installation of shade trees, non-invasive landscaping or other natural elements, including, but not limited to decorative rock, along public rights-of-way and medians.</p> <p>A 5.4: Require the planting of shade trees or the installation of other natural elements as part of the design of commercial parking lots with over 20 spaces.</p> <p>Green Building Ordinances: In 2008 Los Angeles County Adopted Green Building, Drought-Tolerant Landscaping and Low-Impact Development ordinances that also require energy and water-efficient buildings and landscaping.</p>
<p>Alternative Energy: The City/County will seek to reduce emissions associated with electrical generation by promoting and supporting the generation and use of alternative energy.</p> <ul style="list-style-type: none"> facilitate citing, promote and require renewable energy, support and require solar energy, economic incentives for renewable energy, support purchase of alternative energy. 	<p>PS 6.3: Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.</p>

Model Policies	Hacienda Heights Community Plan Update Consistency
<p>Municipal Operations: Reduce GHG emissions from municipal facilities and operations, and by purchasing goods and services that embody or create fewer GHG emissions.</p> <ul style="list-style-type: none"> Energy efficiency of facilities, efficiency requirements for new facilities, efficient vehicles, reduce employee trips, enhanced renewable energy generation, manage vegetation to reduce GHG, promote reduction in GHG emissions by suppliers of goods and services. 	<p>The community plan is a land use policy document that does not regulate the County's municipal operations. However, LA County is developing an energy/water efficiency and conservation program for internal operations as part of the countywide Climate Change Program. The County's Capital Projects program also requires all new County facilities to meet LEED Silver requirements and other sustainable design policies for new construction. Best practices are being developed for existing County facilities.</p>

As shown above, the Plan contains numerous goals and policies that support more efficient future development that will reduce greenhouse gas emissions. In cases where the Plan could have been stronger, goals, policies, and mitigation measures were revised or added to ensure the Plan's consistency with applicable regional and state plans and policies that seek to reduce greenhouse gas emissions.

Based on the above analyses, the Plan has less than significant impacts on greenhouse gas emissions with project mitigation.

Air Quality Impacts

Air quality impacts are associated with short and long term impacts. Short term impacts are generally the result of construction or grading related operations while long term impacts are a result of ongoing conditions and operations. As discussed above, short-term construction related air quality impacts are not quantified at this time and would be evaluated on a case-by-case basis for future projects that are subject to CEQA review.

Long-term air quality impacts were calculated using the URBEMIS 2007 program (version 9.2.4). Impacts are calculated for carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NOx), particulate matter smaller than 10 and smaller than or equal to 2.5 microns (PM10 and PM2.5), and sulfur oxides (SOx). The program was set to calculate emissions for the Community Plan area using default values, except for habitat preservation areas as explained above. Air Quality significance thresholds are based on the South Coast Air Quality Management District's (SCAQMD) *Air Quality Handbook* (1993).

As with greenhouse gas emissions, three scenarios were evaluated: existing conditions (represents the baseline), maximum build-out of adopted Community Plan, and maximum build-out of proposed Community Plan. Although the maximum build-out is unlikely based on historic growth trends, it is used in the analysis to determine a "worst case scenario" in regards to air quality impacts. The majority of emissions generated will be from vehicles, followed by hearth emissions from wood burning stoves and fireplaces. Other emissions will be generated from the combustion of natural gas associated with water and space heating, landscaping activities, and architectural coatings. The results of the URBEMIS model are depicted in the following table. The complete input data used, including number of units, square feet of development, and acres of specific land use types as well as the complete URBEMIS outputs is attached.

Total Daily Emissions (Pounds Per Day)						
Source	CO	VOC	NOx	PM10	PM2.5	SOx
Existing Conditions						
Vehicular Emissions	22,359.51	2,321.61	3,075.03	3,685.17	719.11	18.85
Natural Gas Combustion	147.12	23.16	302.55	0.57	0.57	-
Hearth	7,424.48	2,676.82	235.91	1,151.45	1,108.49	-
Landscaping	-	-	-	-	-	-
Consumer Products	-	876.10	-	-	-	-
Architectural Coatings	-	134.75	-	-	-	-
Total Emissions	29,931.11	6,032.44	3,613.49	4,837.19	1,828.17	18.85
Adopted Community Plan						
Vehicular Emissions	7,583.44	884.28	850.40	3,887.21	753.93	19.78
Natural Gas Combustion	153.17	25.36	330.19	0.63	0.62	-
Hearth	8,512.75	3,069.07	271.77	1,320.24	1,270.99	23.94
Landscaping	-	-	-	-	-	-
Consumer Products	-	1,004.45	-	-	-	-
Architectural Coatings	-	85.04	-	-	-	-
Total Emissions	16,249.36	5,068.20	1,452.36	5,208.08	2,025.54	43.72
Proposed Community Plan Update						
Vehicular Emissions	7,895.40	924.87	885.92	4,048.25	785.14	20.60
Natural Gas Combustion	163.46	26.50	345.47	0.66	0.65	-
Hearth	8,974.21	3,235.78	282.87	1,391.76	1,339.83	25.22
Landscaping	-	-	-	-	-	-
Consumer Products	-	1,059.09	-	-	-	-
Architectural Coatings	-	142.41	-	-	-	-
Total Emissions	17,033.07	5,388.65	1,514.26	5,440.67	2,125.62	45.82
<i>Significance Threshold</i>	<i>550.00</i>	<i>55.00</i>	<i>55.00</i>	<i>150.00</i>	<i>55.00</i>	<i>150.00</i>
Net Change in Emissions over Adopted Plan						
	783.71	320.45	61.90	232.59	100.08	2.10
Net Change in Emissions over Existing Conditions						
	(12,898.04)	(643.79)	(2,099.23)	603.48	297.45	26.97

Total Daily Emissions (Pounds Per Day)						
Source	CO	VOC	NOx	PM10	PM2.5	SOx
Existing Conditions						
<u>Vehicular Emissions</u>	<u>22,359.51</u>	<u>2,321.61</u>	<u>3,075.03</u>	<u>3,685.17</u>	<u>719.11</u>	<u>18.85</u>
<u>Natural Gas Combustion</u>	<u>147.12</u>	<u>23.16</u>	<u>302.55</u>	<u>0.57</u>	<u>0.57</u>	<u>-</u>
<u>Hearth</u>	<u>7,424.48</u>	<u>2,676.82</u>	<u>235.91</u>	<u>1,151.45</u>	<u>1,108.49</u>	<u>-</u>
<u>Landscaping</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Consumer Products</u>	<u>-</u>	<u>876.10</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Architectural Coatings</u>	<u>-</u>	<u>134.75</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

Total Emissions	<u>29,931.11</u>	<u>6,032.44</u>	<u>3,613.49</u>	<u>4,837.19</u>	<u>1,828.17</u>	<u>18.85</u>
<u>Adopted Community Plan</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Vehicular Emissions</u>	<u>7,583.44</u>	<u>884.28</u>	<u>850.40</u>	<u>3,887.21</u>	<u>753.93</u>	<u>19.78</u>
<u>Natural Gas Combustion</u>	<u>153.17</u>	<u>25.36</u>	<u>330.19</u>	<u>0.63</u>	<u>0.62</u>	<u>=</u>
<u>Hearth</u>	<u>8,512.75</u>	<u>3,069.07</u>	<u>271.77</u>	<u>1,320.24</u>	<u>1,270.99</u>	<u>23.94</u>
<u>Landscaping</u>	<u>-</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Consumer Products</u>	<u>-</u>	<u>1,004.45</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Architectural Coatings</u>	<u>-</u>	<u>85.04</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
Total Emissions	<u>16,249.36</u>	<u>5,068.20</u>	<u>1,452.36</u>	<u>5,208.08</u>	<u>2,025.54</u>	<u>43.72</u>
<u>Proposed Community Plan Update</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Vehicular Emissions</u>	<u>8,241.96</u>	<u>958.68</u>	<u>923.99</u>	<u>4,228.88</u>	<u>820.18</u>	<u>21.52</u>
<u>Natural Gas Combustion</u>	<u>166.88</u>	<u>27.75</u>	<u>361.20</u>	<u>0.69</u>	<u>0.68</u>	<u>=</u>
<u>Hearth</u>	<u>9,604.85</u>	<u>3,463.10</u>	<u>303.51</u>	<u>1,489.57</u>	<u>1,434.00</u>	<u>26.99</u>
<u>Landscaping</u>	<u>-</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Consumer Products</u>	<u>-</u>	<u>1,133.47</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Architectural Coatings</u>	<u>-</u>	<u>142.87</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
Total Emissions	<u>18,013.69</u>	<u>5,725.87</u>	<u>1,588.70</u>	<u>5,719.14</u>	<u>2,254.86</u>	<u>48.51</u>
<u>Significance Threshold</u>	<u>550.00</u>	<u>55.00</u>	<u>55.00</u>	<u>150.00</u>	<u>55.00</u>	<u>150.00</u>
<u>Net Change in Emissions over Adopted Plan</u>	<u>1,764.33</u>	<u>657.67</u>	<u>136.34</u>	<u>511.06</u>	<u>229.32</u>	<u>4.79</u>
<u>Net Change in Emissions over Existing Conditions</u>	<u>(11,917.42)</u>	<u>(306.57)</u>	<u>(2,024.79)</u>	<u>881.95</u>	<u>426.69</u>	<u>29.66</u>

As shown above, the maximum build-out of the proposed Plan will increase emissions relative to the adopted Plan, but will significantly decrease emissions of CO, VOC, and NOx relative to existing conditions. This is due to the anticipated decrease in the future emission rates for vehicles as projected by the EMFAC2007 program. However, the net increases for PM10 and PM2.5 for the proposed Plan as compared to existing conditions are above the SCAQMD thresholds. Therefore the project may result in significant air quality impacts if maximum build-out is achieved. Although this is unlikely based on historical trends, mitigation measures are required to bring potential impacts to a less than significant level.

Attachments

- A. URBEMIS inputs
- B. URBEMIS output

Existing Conditions
URBEMIS Input Data

Land Use Category	Land Use Type	Assessor Use Code/DRP LUP	Unit Amount	Unit Type	Acres
Residential	Single-family housing	Single-Family (R1-L10-H9, IL, CN)	14000	Dwelling units	3927.59
	Apartments low rise	H30, H50	479	Dwelling units	17.14
	Apartments mid rise			Dwelling units	0.00
	Apartments high rise			Dwelling units	0.00
	Condo/townhouse general	Single-Family (H18)	2599	Dwelling units	225.26
Educational	Condo/townhouse high rise			Dwelling units	0.00
	Mobile home park			Dwelling units	0.00
	Retirement community			Dwelling units	0.00
	Congregate care (assisted living) facility			Dwelling units	0.00
	Daycare Center	Government Owned/ Institutional-School	38.23	Dwelling units	0.00
Recreational	Elementary School	Government Owned/ Institutional-School	299.253	1,000 sq. ft	20.51
	Junior High School	Government Owned/ Institutional-School	392.617	1,000 sq. ft	112.47
	High School	Government Owned/ Institutional-School	292.123	1,000 sq. ft	76.66
	Library	Government Owned/ Institutional-School	10.4	1,000 sq. ft	60.03
	Place of Worship	Institutional-Church	636.229	1,000 sq. ft	0.91
Retail	City Park	OS-PR		Acres	61.34
	Racquet Club			1,000 sq. ft	1130.72
	Racquetball/health			1,000 sq. ft	0.00
	Quality restaurant			1,000 sq. ft	0.00
	High turnover (sit-down) restaurant	Restaurant (cocktail)	74.607	1,000 sq. ft	0.00
Commercial	Fast food w/drive through			1,000 sq. ft	6.90
	Fast food w/o drive through			1,000 sq. ft	0.00
	Hotel	Hotel and Motel (called for # rooms)	150	Rooms	0.00
	Motel	Hotel and Motel (called for # rooms)	214	Rooms	1.85
	Strip mall	Shopping Center (neighborhood)	1958.832	1,000 sq. ft	5.69
Industrial	Hardware/paint store			1,000 sq. ft	75.09
	Supermarket			1,000 sq. ft	0.00
	Convenience market			1,000 sq. ft	0.00
	Convenience market w/gas pumps			1,000 sq. ft	0.00
	Gasoline/service station	Service Station (assume 6 pumps/station based on a	36	Pumps	0.00
Blank	Bank (with drive through)	Bank	44.108	1,000 sq. ft	5.88
	General office building			1,000 sq. ft	1.59
	Office park	Office	339.192	1,000 sq. ft	0.00
	Government office building			1,000 sq. ft	30.25
	Government (civic center)			1,000 sq. ft	0.00
Blank	Pharmacy/drugstore w/drive through			1,000 sq. ft	0.00
	Pharmacy/drugstore w/o drive through			1,000 sq. ft	0.00
	Medical office building	Professional (medical, dental, vet. Hospital and clinic)	217.347	1,000 sq. ft	0.00
	Warehouse	Warehousing, outdoor storage	63.73	1,000 sq. ft	6.56
	General light industry	Light Industrial	135.862	1,000 sq. ft	5.99
Blank	Industrial park			1,000 sq. ft	8.29
	Manufacturing			1,000 sq. ft	0.00
		Commercial-Parking lot (added to strip mall)		1,000 sq. ft	0.00
		Commercial-Auto (added to strip mall)	211.72	1,000 sq. ft	5.26
		P-U (drainage facilities and utility easements)	3.377	1,000 sq. ft	1.03
Blank	Not included in Urbemis	IL (railway lines and easements)			132.98
	Not included in Urbemis	OS-C			2.83
Blank	Assumed .65 trips/day based on ITE trip for				403.87

Adopted Community Plan
URBEMIS Input Data

Land Use Category	Land Use Type - URBEMIS	Land Use Category - Adopted Plan 1978	Max Unit	Unit Type	Acres
Residential	Single-family housing	N1, N2, U1, U2	16602	Dwelling units	4928.00
	Apartments low rise	U4	1034	Dwelling units	47.02
	Apartments mid rise	U5	571	Dwelling units	16.32
	Apartments high rise			Dwelling units	
	Condo/townhouse general	U3	1944	Dwelling units	161.98
	Condo/townhouse high rise			Dwelling units	
	Mobile home park			Dwelling units	
	Retirement community			Dwelling units	
	Congregate care (assisted living) facility			Dwelling units	
Educational	Daycare Center			1,000 sq. ft	
	Elementary School			1,000 sq. ft	
	Junior High School			1,000 sq. ft	
	High School			1,000 sq. ft	
	Library			1,000 sq. ft	
	Place of Worship			1,000 sq. ft	
Recreational	City Park	O		Acres	1051.99
	Racquet Club			1,000 sq. ft	
	Racquetball/health			1,000 sq. ft	
	Quality restaurant			1,000 sq. ft	
	High turnover (sit-down) restaurant			1,000 sq. ft	
	Fast food w/drive through			1,000 sq. ft	
	Fast food w/o drive through			1,000 sq. ft	
	Hotel			Rooms	
	Motel			Rooms	
Retail	Strip mall	C	3077.75	1,000 sq. ft	123.11
	Hardware/paint store			1,000 sq. ft	
	Supermarket			1,000 sq. ft	
	Convenience market			1,000 sq. ft	
	Convenience market w/gas pumps			1,000 sq. ft	
	Gasoline/service station			Pumps	
Commercial	Bank (with drive through)			1,000 sq. ft	
	General office building			1,000 sq. ft	
	Office park			1,000 sq. ft	
	Government office building			1,000 sq. ft	
	Government (civic center)			1,000 sq. ft	
	Pharmacy/drugstore w/drive through			1,000 sq. ft	
	Pharmacy/drugstore w/o drive through			1,000 sq. ft	
	Medical office building			1,000 sq. ft	
Industrial	Warehouse			1,000 sq. ft	
	General light industry	I	335.28	1,000 sq. ft	27.94
	Industrial park			1,000 sq. ft	
	Manufacturing			1,000 sq. ft	
Blank	Habitat conservation area				

BOS Revised Proposed Community Plan Update
URBEMIS Input Data

Land Use Category	Land Use Type	Corresponding Proposed Plan Category	Max Unit Amount	Unit Type	Acres
Residential	Single-family housing	RL10, RL2, H2, H5, H9	17390	Dwelling units	4267.27
	Apartments low rise	H30	310	Dwelling units	10.35
	Apartments mid rise	H50 (*Missing # units for 1901 Azusa)	342	Dwelling units	6.84
	Condo/townhouse general	H18	4053	Dwelling units	225.22
	Condo/townhouse high rise			Dwelling units	
Educational	Mobile home park			Dwelling units	
	Retirement community			Dwelling units	
	Congregate care (assisted living) facility			Dwelling units	
	Daycare center			Dwelling units	
	Elementary School			1,000 sq. ft	
Recreational	Junior High School	P-CS	89.76	1,000 sq. ft	29.92
	High School			1,000 sq. ft	
	Library			1,000 sq. ft	
	Place of Worship			1,000 sq. ft	
	City Park	OS-PR		Acres	1130.72
Retail	Racquet Club			1,000 sq. ft	
	Racquetball/health			1,000 sq. ft	
	Quality restaurant			1,000 sq. ft	
	High turnover (sit-down) restaurant			1,000 sq. ft	
	Fast food w/drive through			1,000 sq. ft	
Commercial	Fast food w/o drive through			1,000 sq. ft	
	Hotel			1,000 sq. ft	
	Motel			Rooms	
	Strip mall	CG	3116.25	Rooms	
	Hardware/paint store			1,000 sq. ft	124.65
Industrial	Supermarket			1,000 sq. ft	
	Convenience market			1,000 sq. ft	
	Convenience market w/gas pumps			1,000 sq. ft	
	Gasoline/service station			1,000 sq. ft	
	Bank (with drive through)			Pumps	
Blank	General office building			1,000 sq. ft	
	Office park			1,000 sq. ft	
	Government office building			1,000 sq. ft	
	Government (civic center)			1,000 sq. ft	
	Pharmacy/drugstore w/drive through			1,000 sq. ft	
Blank	Pharmacy/drugstore w/o drive through			1,000 sq. ft	
	Medical office building			1,000 sq. ft	
	Warehouse			1,000 sq. ft	
	General light industry	IL	301.44	1,000 sq. ft	25.12
	Industrial park			1,000 sq. ft	
Blank	Manufacturing			1,000 sq. ft	
	Habitat conservation area	OS-C (assumes .65 trips per day per ITE trip generation handbook)		1,000 sq. ft	403.87
	Utility and drainage areas	P-UF		Acres	132.61

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\vsiranosian\Application Data\Urbemis\Version9a\Projects\HH_Existing_9.15.10.urb924

Project Name: HH Existing Conditions

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	4.23	55.22	26.85	0.00	0.10	0.10	69,868.68
Hearth	33.68	1.59	92.23	0.25	14.28	13.75	2,213.10
Landscape	21.06	1.36	119.70	0.01	0.32	0.32	193.39
Consumer Products	159.89						
Architectural Coatings	24.59						
TOTALS (tons/year, unmitigated)	243.45	58.17	238.78	0.26	14.70	14.17	72,275.17

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

9/15/2010 4:04:31 PM

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	199.57	263.52	2,225.75	2.12	364.12	71.03	211,778.16
Apartments low rise	4.67	5.93	50.09	0.05	8.19	1.60	4,765.77
Condo/townhouse general	30.05	38.90	328.52	0.31	53.74	10.48	31,258.04
Day-care center	2.81	2.86	23.86	0.02	3.49	0.68	2,050.99
Elementary school	5.36	6.54	54.15	0.05	8.75	1.71	5,082.25
Junior high school	6.90	8.68	71.65	0.07	11.73	2.29	6,801.01
High school	4.87	6.45	52.49	0.05	8.81	1.72	5,086.83
Library	0.59	0.70	5.73	0.01	0.91	0.18	527.49
Place of worship	7.17	8.74	71.03	0.07	11.75	2.29	6,794.42
City park	3.34	2.90	23.52	0.02	3.93	0.77	2,269.61
High turnover (sit-down) rest.	8.76	8.99	74.90	0.06	10.96	2.15	6,443.42
Hotel	1.52	1.81	14.71	0.01	2.42	0.47	1,398.21
Motel	1.54	1.74	14.19	0.01	2.33	0.45	1,348.92
Strip mall	86.65	101.80	833.27	0.76	131.58	25.69	76,507.30
Gasoline/service station	4.95	4.44	37.30	0.03	5.05	0.99	3,000.19
Bank (with drive-through)	10.32	11.41	94.04	0.08	14.30	2.80	8,357.08
Office park	5.89	7.87	65.76	0.06	10.91	2.13	6,326.70
Medical office building	8.94	11.48	93.78	0.09	15.33	2.99	8,881.43
Warehouse	0.46	0.59	4.75	0.00	0.82	0.16	469.88
General light industry	1.52	1.96	16.39	0.02	2.72	0.53	1,579.37
Government-owned conservation area	0.78	0.50	3.99	0.00	0.69	0.13	395.27
TOTALS (tons/year, unmitigated)	396.66	497.81	4,159.87	3.89	672.53	131.24	391,122.34

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Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2010 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	3,927.59	9.32	dwelling units	14,000.00	130,480.00	1,154,095.74
Apartments low rise	17.14	6.13	dwelling units	479.00	2,936.27	25,971.31
Condo/townhouse general	225.26	7.41	dwelling units	2,599.00	19,258.59	170,342.25
Day-care center		79.26	1000 sq ft	38.23	3,030.11	11,049.67
Elementary school		14.49	1000 sq ft	299.25	4,336.13	27,726.62
Junior high school		13.78	1000 sq ft	392.61	5,410.17	37,173.27
High school		12.89	1000 sq ft	292.12	3,765.43	27,926.79
Library		54.00	1000 sq ft	10.40	561.60	2,874.26
Place of worship		9.11	1000 sq ft	636.23	5,796.05	37,258.65
City park		1.59	acres	1,130.72	1,797.84	12,458.97
High turnover (sit-down) rest.		127.15	1000 sq ft	74.60	9,485.39	34,718.87
Hotel		8.17	rooms	150.00	1,225.50	7,657.86
Motel		5.63	rooms	210.00	1,182.30	7,387.91
Strip mall		42.94	1000 sq ft	1,962.20	84,256.86	416,954.30
Gasoline/service station		162.78	pumps	36.00	5,860.08	15,985.08
Bank (with drive-through)		246.49	1000 sq ft	44.10	10,870.21	45,306.58

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Office park		11.42	1000 sq ft	339.19	3,873.55	34,576.76
Medical office building		36.13	1000 sq ft	217.35	7,852.86	48,602.25
Warehouse		4.96	1000 sq ft	63.73	316.10	2,589.61
General light industry		6.97	1000 sq ft	135.86	946.94	8,632.58
Government-owned conservation area		0.65	acres	403.87	262.52	2,178.89
					303,504.50	2,131,468.22

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.6	1.1	98.7	0.2
Light Truck < 3750 lbs	6.8	2.9	94.2	2.9
Light Truck 3751-5750 lbs	22.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.0	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.5	0.0	86.7	13.3
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.3	69.6	30.4	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

Travel Conditions

	Residential				Commercial	
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Day-care center				5.0	2.5	92.5
Elementary school				20.0	10.0	70.0
Junior high school				20.0	10.0	70.0
High school				10.0	5.0	85.0
Library				5.0	2.5	92.5
Place of worship				3.0	1.5	95.5
City park				5.0	2.5	92.5
High turnover (sit-down) rest.				5.0	2.5	92.5
Hotel				5.0	2.5	92.5
Motel				5.0	2.5	92.5
Strip mall				2.0	1.0	97.0
Gasoline/service station				2.0	1.0	97.0
Bank (with drive-through)				2.0	1.0	97.0
Office park				48.0	24.0	28.0
Medical office building				7.0	3.5	89.5

	Travel Conditions					Customer
	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	
Warehouse				2.0	1.0	97.0
General light industry				50.0	25.0	25.0
Government-owned conservation area				2.0	1.0	97.0

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\vsiranasian\Application Data\Urbemis\Version9a\Projects\HH_Adopted Plan_9.15.10.urb924

Project Name: HH Adopted Plan

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	4.63	60.26	27.95	0.00	0.11	0.11	76,499.60
Hearth	38.67	1.82	105.74	0.29	16.38	15.76	2,538.15
Landscape	24.56	1.54	136.66	0.01	0.36	0.36	219.73
Consumer Products	183.31						
Architectural Coatings	15.52						
TOTALS (tons/year, unmitigated)	266.69	63.62	270.35	0.30	16.85	16.23	79,257.48

Area Source Changes to Defaults

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	87.32	82.78	874.30	2.52	434.71	84.30	254,038.38
Apartments low rise	3.91	3.53	37.31	0.11	18.55	3.60	10,839.71
Condo/townhouse general	8.23	7.58	80.05	0.23	39.80	7.72	23,259.19
City park	1.28	0.71	7.17	0.02	3.65	0.71	2,117.74
Strip mall	49.71	42.04	425.35	1.19	206.00	39.97	120,314.98
General light industry	1.39	1.27	13.30	0.04	6.71	1.30	3,909.34
TOTALS (tons/year, unmitigated)	151.84	137.91	1,437.48	4.11	709.42	137.60	414,479.34

Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2030 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	4,928.00	9.40	dwelling units	16,602.00	156,058.79	1,380,340.25
Apartments low rise	47.02	6.44	dwelling units	1,034.00	6,658.96	58,898.51
Condo/townhouse general	161.98	7.35	dwelling units	1,944.00	14,288.40	126,380.92
City park		1.59	acres	1,051.99	1,672.66	11,591.47
Strip mall		42.94	1000 sq ft	3,077.75	132,158.58	654,001.18

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
General light industry		6.97	1000 sq ft	335.28	2,336.90	21,303.78
					313,174.29	2,252,516.11

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.7	0.0	100.0	0.0
Light Truck < 3750 lbs	6.7	0.0	100.0	0.0
Light Truck 3751-5750 lbs	23.5	0.0	100.0	0.0
Med Truck 5751-8500 lbs	10.6	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.7	0.0	82.4	17.6
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.5	32.0	68.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.0	0.0	90.0	10.0

Travel Conditions

Residential					Commercial	
Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer	
12.7	7.0	9.5	13.3	7.4	8.9	

Urban Trip Length (miles)

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

City park	5.0	2.5	92.5
Strip mall	2.0	1.0	97.0
General light industry	50.0	25.0	25.0

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\vsiranasian\Application Data\Urbemis\Version9a\Projects\HH_BOS\Proposed_3.3.11.urb924

Project Name: HH BOS Community Plan- March 2011

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	307.44	69.61	293.71	0.34	18.99	18.29	86,800.09

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	164.94	149.82	1,562.95	4.46	771.79	149.68	450,910.12

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	472.38	219.43	1,856.66	4.80	790.78	167.97	537,710.21

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}	CO ₂
Natural Gas	5.06	65.92	30.46	0.00	0.13	0.12	83,706.35
Hearth	43.67	2.06	119.32	0.33	18.48	17.79	2,862.16
Landscape	25.78	1.63	143.93	0.01	0.38	0.38	231.58
Consumer Products	206.86						
Architectural Coatings	26.07						
TOTALS (tons/year, unmitigated)	307.44	69.61	293.71	0.34	18.99	18.29	86,800.09

Area Source Changes to Defaults

3/15/2011 5:18:19 PM

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	92.95	88.28	932.36	2.69	463.58	89.90	270,908.47
Apartments low rise	1.11	0.99	10.49	0.03	5.22	1.01	3,047.96
Apartments mid rise	1.13	0.99	10.50	0.03	5.22	1.01	3,050.83
Condo/townhouse general	15.88	14.45	152.59	0.44	75.87	14.71	44,336.04
Junior high school	0.58	0.52	5.36	0.02	2.68	0.52	1,559.32
City park	1.37	0.76	7.71	0.02	3.92	0.76	2,276.23
Strip mall	50.33	42.56	430.67	1.20	208.58	40.47	121,820.02
General light industry	1.25	1.14	11.96	0.03	6.03	1.17	3,514.77
Open Space Conservation Area	0.34	0.13	1.31	0.00	0.69	0.13	396.48
TOTALS (tons/year, unmitigated)	164.94	149.82	1,562.95	4.46	771.79	149.68	450,910.12

Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2030 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	5,796.67	9.57	dwelling units	17,390.00	166,422.29	1,472,005.43
Apartments low rise	10.35	6.04	dwelling units	310.00	1,872.40	16,561.38

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments mid rise	6.84	5.48	dwelling units	342.00	1,874.16	16,576.95
Condo/townhouse general	225.22	6.72	dwelling units	4,053.00	27,236.16	240,903.87
Junior high school		13.78	1000 sq ft	89.76	1,236.89	8,498.70
City park		1.59	acres	1,130.72	1,797.84	12,458.97
Strip mall		42.94	1000 sq ft	3,116.25	133,811.77	662,182.17
General light industry		6.97	1000 sq ft	301.44	2,101.04	19,153.58
Open Space Conservation Area		0.65	acres	403.87	262.52	2,178.89
					336,615.07	2,450,519.94

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.7	0.0	100.0	0.0
Light Truck < 3750 lbs	6.7	0.0	100.0	0.0
Light Truck 3751-5750 lbs	23.5	0.0	100.0	0.0
Med Truck 5751-8500 lbs	10.6	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.7	0.0	82.4	17.6
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.5	32.0	68.0	0.0

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Vehicle Type	Vehicle Fleet Mix				
	Percent Type	Non-Catalyst	Catalyst	Diesel	
School Bus	0.1	0.0	0.0	100.0	
Motor Home	1.0	0.0	90.0	10.0	
Travel Conditions					
	Residential			Commercial	Customer
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1		

% of Trips - Commercial (by land use)

Junior high school	20.0	10.0	70.0
City park	5.0	2.5	92.5
Strip mall	2.0	1.0	97.0
General light industry	50.0	25.0	25.0
Open Space Conservation Area	2.0	1.0	97.0

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9/16/2010 3:20:17 PM

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\sransian\Application Data\Urbemis\Version9a\Projects\HH_Existing_9.15.10.urb924

Project Name: HH Existing Conditions

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM2.5	CO2
Natural Gas	23.16	302.55	147.12	0.00	0.57	0.57	382,842.10
Hearth	2,676.82	235.91	7,424.48	20.87	1,151.45	1,108.49	315,737.12
Landscaping - No Winter Emissions							
Consumer Products	876.10						
Architectural Coatings	134.75						
TOTALS (lbs/day, unmitigated)	3,710.83	538.46	7,571.60	20.87	1,152.02	1,109.06	698,579.22

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

9/16/2010 3:20:17 PM

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	1,151.71	1,629.21	11,861.42	10.22	1,995.20	389.22	1,085,809.00
Apartments low rise	26.47	36.66	266.92	0.23	44.90	8.76	24,434.61
Condo/townhouse general	171.77	240.47	1,750.72	1.51	294.49	57.45	160,263.26
Day-care center	17.28	17.64	132.38	0.10	19.12	3.74	10,523.86
Elementary school	31.59	40.38	291.96	0.24	47.94	9.35	26,055.26
Junior high school	40.54	53.63	385.32	0.33	64.26	12.53	34,862.35
High school	28.46	39.82	281.87	0.24	48.27	9.41	26,067.39
Library	3.55	4.31	31.28	0.03	4.97	0.97	2,704.53
Place of worship	41.37	53.99	383.82	0.33	64.40	12.56	34,820.73
City park	16.38	17.89	126.71	0.11	21.53	4.20	11,630.69
High turnover (sit-down) rest.	53.99	55.37	415.44	0.31	60.08	11.76	33,061.60
Hotel	8.75	11.14	79.56	0.07	13.24	2.58	7,166.27
Motel	8.66	10.75	76.75	0.06	12.77	2.49	6,913.66
Strip mall	524.23	627.80	4,555.36	3.68	721.01	140.78	392,259.47
Gasoline/service station	30.77	27.29	210.64	0.14	27.68	5.44	15,405.86
Bank (with drive-through)	63.44	70.32	518.46	0.40	78.37	15.32	42,862.86
Office park	34.39	48.67	349.70	0.30	59.77	11.65	32,431.25
Medical office building	53.67	70.86	507.26	0.43	84.02	16.39	45,522.96
Warehouse	2.58	3.64	25.46	0.02	4.47	0.87	2,407.28
General light industry	8.69	12.13	87.11	0.08	14.92	2.91	8,095.94
Government-owned conservation area	3.32	3.06	21.37	0.02	3.76	0.73	2,024.99
TOTALS (lbs/day, unmitigated)	2,321.61	3,075.03	22,359.51	18.85	3,685.17	719.11	2,005,323.82

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Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2010 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	3,927.59	9.32	dwelling units	14,000.00	130,480.00	1,154,095.74
Apartments low rise	17.14	6.13	dwelling units	479.00	2,936.27	25,971.31
Condo/townhouse general	225.26	7.41	dwelling units	2,599.00	19,258.59	170,342.25
Day-care center		79.26	1000 sq ft	38.23	3,030.11	11,049.67
Elementary school		14.49	1000 sq ft	299.25	4,336.13	27,726.62
Junior high school		13.78	1000 sq ft	392.61	5,410.17	37,173.27
High school		12.89	1000 sq ft	292.12	3,765.43	27,926.79
Library		54.00	1000 sq ft	10.40	561.60	2,874.26
Place of worship		9.11	1000 sq ft	636.23	5,796.05	37,258.65
City park		1.59	acres	1,130.72	1,797.84	12,458.97
High turnover (sit-down) rest.		127.15	1000 sq ft	74.60	9,485.39	34,718.87
Hotel		8.17	rooms	150.00	1,225.50	7,657.86
Motel		5.63	rooms	210.00	1,182.30	7,387.91
Strip mall		42.94	1000 sq ft	1,962.20	84,256.86	416,954.30
Gasoline/service station		162.78	pumps	36.00	5,860.08	15,985.08
Bank (with drive-through)		246.49	1000 sq ft	44.10	10,870.21	45,306.58

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Office park		11.42	1000 sq ft	339.19	3,873.55	34,576.76
Medical office building		36.13	1000 sq ft	217.35	7,852.86	48,602.25
Warehouse		4.96	1000 sq ft	63.73	316.10	2,589.61
General light industry		6.97	1000 sq ft	135.86	946.94	8,632.58
Government-owned conservation area		0.65	acres	403.87	262.52	2,178.89
					303,504.50	2,131,468.22

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.6	1.1	98.7	0.2
Light Truck < 3750 lbs	6.8	2.9	94.2	2.9
Light Truck 3751-5750 lbs	22.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.0	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.5	0.0	86.7	13.3
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.3	69.6	30.4	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

Travel Conditions

	Residential				Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer	
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9	
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6	
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0	
% of Trips - Residential	32.9	18.0	49.1				
% of Trips - Commercial (by land use)							
Day-care center				5.0	2.5	92.5	
Elementary school				20.0	10.0	70.0	
Junior high school				20.0	10.0	70.0	
High school				10.0	5.0	85.0	
Library				5.0	2.5	92.5	
Place of worship				3.0	1.5	95.5	
City park				5.0	2.5	92.5	
High turnover (sit-down) rest.				5.0	2.5	92.5	
Hotel				5.0	2.5	92.5	
Motel				5.0	2.5	92.5	
Strip mall				2.0	1.0	97.0	
Gasoline/service station				2.0	1.0	97.0	
Bank (with drive-through)				2.0	1.0	97.0	
Office park				48.0	24.0	28.0	
Medical office building				7.0	3.5	89.5	

Travel Conditions

	Residential				Commercial	
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Warehouse				2.0	1.0	97.0
General light industry				50.0	25.0	25.0
Government-owned conservation area				2.0	1.0	97.0

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Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\vsiranasian\Application Data\Urbemis\Version9a\Projects\HH_Adopted Plan_9.15.10.urb924

Project Name: HH Adopted Plan

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	25.36	330.19	153.17	0.00	0.63	0.62	419,175.89
Hearth	3,069.07	271.77	8,512.75	23.94	1,320.24	1,270.99	363,646.78
Landscaping - No Winter Emissions							
Consumer Products	1,004.45						
Architectural Coatings	85.04						
TOTALS (lbs/day, unmitigated)	4,183.92	601.96	8,665.92	23.94	1,320.87	1,271.61	782,822.67

Area Source Changes to Defaults

9/16/2010 3:27:48 PM

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	501.04	510.89	4,582.74	12.14	2,381.96	461.91	1,300,036.88
Apartments low rise	21.98	21.80	195.54	0.52	101.64	19.71	55,472.00
Condo/townhouse general	46.65	46.78	419.59	1.11	218.09	42.29	119,028.52
City park	6.17	4.37	37.89	0.10	20.00	3.87	10,831.88
Strip mall	300.56	258.71	2,278.17	5.72	1,128.76	219.03	615,692.54
General light industry	7.88	7.85	69.51	0.19	36.76	7.12	20,001.83
TOTALS (lbs/day, unmitigated)	884.28	850.40	7,583.44	19.78	3,887.21	753.93	2,121,063.65

Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2030 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	4,928.00	9.40	dwelling units	16,602.00	156,058.79	1,380,340.25
Apartments low rise	47.02	6.44	dwelling units	1,034.00	6,658.96	58,898.51
Condo/townhouse general	161.98	7.35	dwelling units	1,944.00	14,288.40	126,380.92
City park		1.59	acres	1,051.99	1,672.66	11,591.47
Strip mall		42.94	1000 sq ft	3,077.75	132,158.58	654,001.18

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
General light industry		6.97	1000 sq ft	335.28	2,336.90	21,303.78
					313,174.29	2,252,516.11

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.7	0.0	100.0	0.0
Light Truck < 3750 lbs	6.7	0.0	100.0	0.0
Light Truck 3751-5750 lbs	23.5	0.0	100.0	0.0
Med Truck 5751-8500 lbs	10.6	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.7	0.0	82.4	17.6
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.5	32.0	68.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.0	0.0	90.0	10.0

Travel Conditions

Home-Work	Home-Shop	Home-Other	Commute	Commercial	Customer
12.7	7.0	9.5	13.3	7.4	8.9
Urban Trip Length (miles)					

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Strip mall				2.0	1.0	97.0
General light industry				50.0	25.0	25.0

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Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\vsiranosan\Application Data\Urbemis\Version9a\Projects\HH_BOSProposed_3.3.11.urb924

Project Name: HH BOS Community Plan- March 2011

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	4,767.19	664.71	9,771.73	26.99	1,490.26	1,434.68	864,987.74

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	958.68	923.99	8,241.96	21.52	4,228.88	820.18	2,307,493.98

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	5,725.87	1,588.70	18,013.69	48.51	5,719.14	2,254.86	3,172,481.72

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM2.5	CO2
Natural Gas	27.75	361.20	166.88	0.00	0.69	0.68	458,664.93
Hearth	3,463.10	303.51	9,604.85	26.99	1,489.57	1,434.00	406,322.81
Landscaping - No Winter Emissions							
Consumer Products	1,133.47						
Architectural Coatings	142.87						
TOTALS (lbs/day, unmitigated)	4,767.19	664.71	9,771.73	26.99	1,490.26	1,434.68	864,987.74

Area Source Changes to Defaults

Area Source Emission Summary

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City of San Francisco, California

San Francisco, California

San Francisco, California

San Francisco, California

San Francisco, California

San Francisco, California

San Francisco, California

San Francisco, California

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	533.73	544.82	4,887.06	12.94	2,540.14	492.58	1,386,369.30
Apartment low rise	6.22	6.13	54.98	0.15	28.58	5.54	15,597.90
Apartment mid rise	6.28	6.14	55.04	0.15	28.61	5.55	15,612.56
Condo/townhouse general	89.57	89.16	799.80	2.12	415.71	80.61	226,888.92
Junior high school	3.39	3.22	28.32	0.07	14.66	2.84	7,978.07
City park	6.63	4.70	40.72	0.11	21.49	4.16	11,642.52
Strip mall	304.32	261.95	2,306.66	5.79	1,142.88	221.77	623,394.33
General light industry	7.09	7.06	62.49	0.17	33.05	6.40	17,983.03
Open Space Conservation Area	1.45	0.81	6.89	0.02	3.76	0.73	2,027.35
TOTALS (lbs/day, unmitigated)	958.68	923.99	8,241.96	21.52	4,228.88	820.18	2,307,493.98

Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2030 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	5,796.67	9.57	dwelling units	17,390.00	166,422.29	1,472,005.43
Apartment low rise	10.35	6.04	dwelling units	310.00	1,872.40	16,561.38

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments mid rise	6.84	5.48	dwelling units	342.00	1,874.16	16,576.95
Condo/townhouse general	225.22	6.72	dwelling units	4,053.00	27,236.16	240,903.87
Junior high school		13.78	1000 sq ft	89.76	1,236.89	8,498.70
City park		1.59	acres	1,130.72	1,797.84	12,458.97
Strip mall		42.94	1000 sq ft	3,116.25	133,811.77	662,182.17
General light industry		6.97	1000 sq ft	301.44	2,101.04	19,153.58
Open Space Conservation Area		0.65	acres	403.87	262.52	2,178.89
					336,615.07	2,450,519.94

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.7	0.0	100.0	0.0
Light Truck < 3750 lbs	6.7	0.0	100.0	0.0
Light Truck 3751-5750 lbs	23.5	0.0	100.0	0.0
Med Truck 5751-8500 lbs	10.6	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.7	0.0	82.4	17.6
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.5	32.0	68.0	0.0

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.0	0.0	90.0	10.0

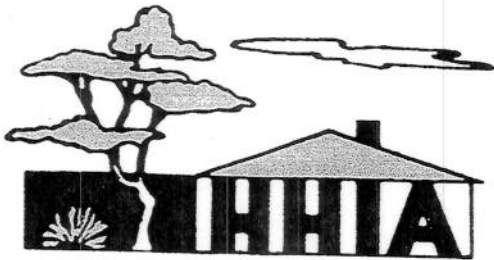
Travel Conditions

	Residential				Commercial	
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

Junior high school						
City park	20.0				10.0	70.0
Strip mall	5.0				2.5	92.5
General light industry	2.0				1.0	97.0
Open Space Conservation Area	50.0				25.0	25.0
	2.0				1.0	97.0

Attachment 9: Copies of Written Comments



HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION, INC.
POST OFFICE BOX 5235 • HACIENDA HEIGHTS, CA 91745

March 11, 2011

Ms. Lisbeth Sinclair, Senior Planner
Community Studies I Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Subject: Hacienda Heights Community Plan Input on New Street Development

Dear Ms. Lisbeth:

At our last HHIA meeting on February 28th, concerns were brought up about new proposed developments in our community and the developers' request to make the streets within the development private. The last several proposals presented to HHIA incorporate the utilization of private streets. These future streets will not be constructed to county standards and the future owners of these streets or the HOAs established to monitor them will not maintain the streets properly. We have many existing private streets in disrepair and in very poor condition. This has been brought to the County's attention, but there is little they can do, because the streets are privately owned.

The HHIA strongly recommends that policy language be added to the Hacienda Heights Community Plan that supports the concept that new developments construct public streets that are dedicated to the County, rather than private streets. This would alleviate the future problem of these streets not being constructed to standards and maintained properly. This is an issue of public safety as well as increasing community blight.

We appreciate you considering this request at this late stage in the community planning process.

Sincerely,

John M. Eckman
President, HHIA

cc: Shan Lee, HHIA Zoning Chairperson
Dickie Simmons, Field Deputy

MAR 14 2011